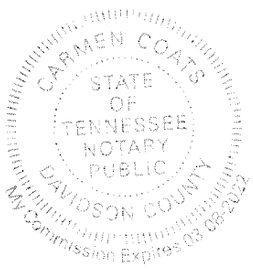
Karen Johnson Davidson County
Batch# 278169 DEEDWARR
09/03/2019 07:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,735.30
20190903-0088073



STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $469,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of August, 2019.

Notary Public

My commission expires: _____

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Donald Jason Dutcher and Nicole Dutcher	NEW OWNER	**132-09-0-131.00**
881 Battery Lane		
Nashville, TN 37220		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Robert G. Neil, Jr aka R. G. Neil, Jr and Sharon Craft Neil aka Sharon C. Neil, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Donald Jason Dutcher and Nicole Dutcher, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Neil's Subdivision of record in Plat Book 4675, Page 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract II:
Beginning at an iron pin, the southeast corner of Lot # 2 and the southwest corner of Lot # 1, running thence North 3 degrees 32 minutes East with the west boundary line of Lot # 1, 147 feet to a stake; thence in a southerly direction 149 feet to a stake in the south boundary line of Lot # 2 and the North boundary line of Lot # 4; thence South 76 degrees 50 minutes East 59 feet to the beginning, containing 0.098 acres, more or less, and being a triangular-shaped tract of land in the southeast corner of Tract # 2.

Tract I:
Being the same property conveyed to Robert G. Neil, Jr. and wife, Sharon Craft Neil by warranty deed from Robert G. Neil and wife, Martha W. Neil of record in Book 6413, page 86, Register's Office for Davidson County, Tennessee, dated January 29, 1977 and recorded on October 26, 1984.

Tract II:
Being the same property conveyed to R. G. Neil, Jr., and wife, Sharon C. Neil by quitclaim deed from Winston Neil and wife, Elnore Neil of record in Book 5561, page 682, Register's Office for Davidson County, Tennessee, dated October 30, 1979 and recorded on January 31, 1980.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 881 Battery Lane, Nashville, TN 37220.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and **bind ourselves, our heirs and representatives**, to warrant and forever defend the title to the said land to the **said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons** whomsoever. Wherever **used, the singular number shall** include **the plural, the plural the singular, and the** use of any gender **shall be applicable to all genders.**

WITNESS MY/OUR **HANDS EFFECTIVE AS OF 26th day of August, 2019:**

Robert G. Neil, Jr aka R. G. Neil, Jr

Sharon Craft Neil aka Sharon C. Neil

STATE OF TENNESSEE	)	**INDIVIDUAL**
	)	**ACKNOWLEDGEMENT**
COUNTY OF WILLIAMSON	)	

Personally appeared before me, a Notary Public of said County and State, Robert G. Neil, Jr aka R. G. Neil, Jr and Sharon Craft Neil aka Sharon C. Neil, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they **executed the within instrument for the purposes therein contained.**

Witness my hand, at office, this the **26th day of August, 2019.**

My Commission Expires: 5/25/20

Notary Public

20191484R

DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

True Copy Certification

I, **Angie Lawless**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022