Karen Johnson Davidson County
Batch# 334144 DEEDWARR
12/26/2019 08:14:01 AM 4 pgs
Fees: $23.00 Taxes: $869.50
20191226-0132697

# GENERAL WARRANTY DEED

**This Instrument Was Prepared By:**
**Gregory S. Perrone, PC, 109 Westpark Dr., Ste. 330, Brentwood, TN 37027**

| Address New Owner: | Send Tax Bills To: | Map/Parcel: |
|---|---|---|
| John Christian Ward<br>316 S. 19th St.<br>NASHVILLE, TN 37206 | SWBC Mortgage Corp<br>9311 San Pedro #100<br>San Antonio, TX 78216 | 083-14-0-368.00 |

State of Tennessee
County of DAVIDSON

The actual consideration or value for this transfer, whichever is greater, is **$235,000.00**

Affiant

Sworn to and subscribed before me this 20th day of December, 2019.

Notary Public
My commission expires: 7/6/20

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

For and in consideration the sum of Ten and 00/100 Dollars ($10.00) cash in hand paid by the Grantee, hereinafter named, and other good and valuable consideration, the receipt and sufficiency of which is mutually acknowledged, **Enola Kay Neff and husband, Sherman William Neff** (collectively, the "Grantor"), has this day bargained and sold and does hereby transfer and convey unto **John Christian Ward, a single man** (the "Grantee"), his successors and assigns, certain real estate in Davidson County, Tennessee, as described on **Exhibit A** attached hereto which is incorporated herein.

This is improved property known as **316 South 19th Street, Nashville, TN 37206**

To have and to hold said real estate, with the appurtenances, estate, title, and interest belonging to the said Grantee, her successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the said real estate in fee simple, and has a good right to convey it, and that the same is unencumbered, except as shown on **Exhibit B**.

Grantor further covenants and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her successors 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.

**The undersigned, Sherman William Neff, spouse of Enola Kay Neff, joins in the execution of this instrument for the purpose of conveying to the Grantees all his right, title, claim, and interest in and to the above described property, including but not limited to, his homestead and any and all other marital rights as spouse of Enola Kay Neff.**



Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-SR-19316

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand on this 20th day of December, 2019.

**GRANTOR:**

Enola Kay Neff
**Enola Kay Neff**

Sherman William Neff
**Sherman William Neff**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 20 day of December, 2019, before me personally appeared Enola Kay Neff and Sherman William Neff, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness ~~my hand, at office,~~ this 20 day of December, 2019.

~~Notary Public~~

My Commission Expires: 10-3-2020

GREGORY S. PERRONE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

**EXHIBIT A**
**Legal Description**

Land in Davidson County, Tennessee, being Lot No. 134, as shown on the map entitled Re-Subdivision of Lot Nos. 134 & 135 - Edgefield Land Company's First Sub-Division, of record in Book 5800, page 385 (erroneously referred to as Book 8314, page 36B, in prior deeds), Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ENOLA KAY SMITH, A SINGLE PERSON, by deed from ROY T. ALEXANDER, of record in Book 6472, page 637, dated January 2, 1985, said Register's Office. ENOLA KAY NEFF, formerly single and known as ENOLA KAY SMITH, conveyed said property to ENOLA KAY NEFF AND HUSBAND, SHERMAN WILLIAM NEFF, by Quitclaim Deed of record as Instrument No. 20091207-0111599, dated December 2, 2009, said Register's Office. SHERMAN WILLIAM NEFF further conveyed his interest in said property to ENOLA KAY NEFF, by Quitclaim Deed of record as Instrument No. 20190507-0042552, dated May 6, 2019, said Register's Office.

**EXHIBIT B**
**Permitted Exceptions**

1. General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 083-14-0-368.00.

2. Matters shown on the Plan of record in Book 5800, page 385, said Register's Office.