Karen Johnson Davidson County
Batch# 419204 DEEDWARR
06/18/2020 12:49:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20200618-0064337

Prepared by:

615 Title, LLC
807 Bradford Avenue
Nashville, Tennessee 37204

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

Affiant

Subscribed and sworn to before me this 12th day of June, 2020.

APRIL D. WIDEMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: 3/13/2022

2020-346

Address of New Owner:	Send Tax Bills to:	Tax Information:
Mark Neal	New Owner	
5200 Granny White Pike		118-08-0-028.00
Nashville, TN, 37220		

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

Kyle Felts, a married man and Larry Felts, a married man,

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Mark Neal, a married man

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 116 on the Plan of Grandview Heights of record in Plat Book 161, Page (s) 14 and 15, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

LESS AND EXCEPT that portion conveyed in dedication for public highway in Instrument No. 20190201-0009911, Register's Office of Davidson County, Tennessee.

Being part of the same property conveyed to Kyle Felts, a married man, and Larry Felts, a married man by Warranty deed from Wynn Holdings, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20170517-0048843 Register's Office for Davidson County, Tennessee, dated May 08, 2017 and recorded on May 17, 2017.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **2307 Winford Avenue, Nashville, TN 37211.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest, thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 11th day of June, 2020.

Kyle Felts

Larry Felts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kyle Felts and Larry Felts, 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 and official seal at Nashville, Tennessee, this 11th day of June, 2020.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public – D. Shayne Adair
My Commission Expires: 6/13/2022

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY