THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200829567** Karen Johnson Davidson County Batch# 474633 DEEDWARR 09/14/2020 10:27:34 AM 2 pgs Fees: $13.00 Taxes: $1,017.50 20200914-0104333	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $275,000.00. KB Affiant Subscribed and sworn to before me, this 10th day of September, 2020. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Brittney M. Hannah 5217 Larkway Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161 08 0 005.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Frank Neal, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Brittney M. Hannah, unmarried**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Kingswood Park, of record in Plat Book 2900, Page 70, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Frank Neal, by Warranty Deed from Robert C. Watkins and wife, Peggy J. Watkins, of record in Instrument No. 20030428-0056816, in the Register's Office of Davidson County, Tennessee, dated April 25, 2003 and recorded on April 28, 2003.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2020 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Kingswood Park, as recorded in Plat Book 2900, Page(s) 70.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 2963, Page 153 and Correction recorded in Book 3177, Page 227.

This is improved property located at 5217 Larkway Drive Nashville TN 37211

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of September, 2020.

Frank Neal

Frank Neal

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Frank Neal, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of September, 2020.

Nathan L Powers

Notary Public
My Commission Expires: 01/17/21

