WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY/RETURN TO:
Robert L. Scruggs, Attorney, 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 649,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2020.

Notary Public

COMMISSION EXPIRES: _____

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 01-20-2024

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 521120 **DEEDWARR**
11/25/2020 11:31:47 AM 2 pgs
Fees: $13.00 Taxes: $2,404.63

20201125-0138385

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Wardlaw and Alex John Valley	Current owner	083-06-0OW-001.00 CO
(NAME)	(NAME)	
191 Manchester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Christopher Lee Neighbours and Heather Michelle Neighbours, husband and wife,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **Charles Wardlaw and Alex Jon Valley, joint tenants with right of survivorship,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS, SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land situated in Davidson County, Tennessee, being Unit A, as established in Declaration of Covenants, Conditions and Restrictions for Homes at 200 Chapel Avenue, a Horizontal Property Regime with Private Elements, of record at Instrument No. 20190725-0073438, in the Register's Office of Davidson County, Tennessee, with Plat attached as Exhibit "B", to which Master Deed reference is hereby made for a more particular description of said property.

Being a portion of the property conveyed to Royal Brinlee and wife, Susie M. Brinlee, by Warranty Deed from Emetta Lahr, executrix of the last will and testament of Melissa Ann Lahr, deceased, and Rose Altha Coles, dated October 4, 1965, of record in Book 3942, page 510, Register's Office for Davidson County, Tennessee. Also being a portion of the property conveyed to Royal Brinlee, Susie M. Brinlee and Vivian Sue Neighbours, as tenants in common with right of survivorship, by Quitclaim Deed from Royal Brinlee and wife, Susie M. Brinlee, dated January 20, 1999, of record in Book 11310, page 255, Register's Office for Davidson County, Tennessee. Royal Brinlee and Susie M. Brinlee are now both deceased. Also being a portion of the property conveyed to Vivian Sue Neighbours and husband, James Charles Neighbours, by Quitclaim Deed from Vivan Sue Neighbours, for the express purpose of creating a tenants by the entirety, dated August 11, 2003, of record in Instrument No. 20030813-0116070, Register's Office for Davidson County, Tennessee. AND being a portion of the property conveyed to Christopher Lee Neighbours and wife, Heather Michelle Neighbours, by Quitclaim Deed from Vivian Sue Neighbours and husband, James Charles Neighbours, dated March 8, 2018, of record in Instrument No. 20180308-0022075, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: all matters appearing on the plan of record in Book 332, page 38; restrictions of record in Instrument No. 20190725-0073438, and Articles of Incorporation/ Charter of record in Instrument No. 20190725-0073437; all of record in the Register's Office for Davidson County, Tennessee.

This is Improved property, known as 191 Manchester Avenue (House Number) (Street) | Nashville, TN (P.O. Address) (City or Town) (State) | 37206 (Postal Zip)

File No.: 3533-20
Warranty Deed Individual eRec LES rev. 09-2018

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, successors 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, 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.

Witness our hands this 23rd day of November, 2020.

Christopher Lee Neighbours

Heather Michelle Neighbours

State of Tennessee

County of Davidson

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared **Christopher Lee Neighbours and Heather Michelle Neighbours,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument as her free act and deed for the purposes therein contained.

WITNESS my hand and seal this 23rd day of November, 2020.

Notary

Commission Expires: _____

ROBERT L. SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires March 8, 2021