Return to:
Kandy Title and Escrow, LLC
7012 21st Avenue South
Nashville, TN 37212
File #: 4-SB-BM-20-1100

This instrument was prepared by:
DLO TITLE, LLC
101 SE Parkway Court, Ste 220
Franklin, TN 37064
2020120004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $440,000.00

Karen Johnson Davidson County
Batch# 552928 **DEEDWARR**
01/12/2021 02:07:51 PM 2 pgs
Fees: $13.00 Taxes: $1,628.00
20210112-0005482

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2021

Sworn to and subscribed before me this 8th day of January, 2021.

Affiant

Notary Public

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Corey Toews		172-03-0A-069.00
1100 Elmshade Court	New Owner	
Nashville, TN 37211		

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David R. Neiger and wife, Carol Neiger husband and wife** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Corey Toews and Irene Lovund Toews, husband and wife** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Being Lot No. 69, on the Plan of Woodlands, Phase 1, Section 1, of record in Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 69 which is a corner lot, fronts 53.17 feet on the Westerly margin of Elmshade Court and fronts 116.17 feet on the Southerly margin of Maplesong Drive said frontages being joined by a curve having a length of 37.49 feet, and extends back 110.35 feet on the Westerly line and 138.89 feet on the Southerly line to a point of intersection.

Being the same property conveyed to David R. Neiger and wife, Carol Neiger by Warranty deed from Richard E. Vaden, Jr., and wife, Nancy G. Vaden of record in Book 10853, Page 920

Register's Office for Davidson County, Tennessee, dated March 24, 1998 and recorded on March 25, 1998.

This is improved property known as **1100 Elmshade Court, Nashville, TN 37211.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 8 day of January, 2021.

David R. Neiger

Carol Neiger

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, David R. Neiger and Carol Neiger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that [s]he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of January, 2021.

Notary Public

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-08-2023