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THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 210333980** Karen Johnson Davidson County Batch# 611015 **DEEDWARR** 04/08/2021 02:02:42 PM 2 pgs Fees: $13.00 Taxes: $1,561.40 20210408-0047098	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $422,000.00. Affiant Subscribed and sworn to before me, this 8th day of April, 2021. Notary Public My Commission Expires: 7/9/22 LYDIA H. WEAVER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2022

WARRANTY DEED

Address New Owner: Abigail Sevigny 1305 Creek View Court Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 141 15 0C 018.00

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, **Paul E. Neely and Jami V. Neely, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Abigail Sevigny, married**, ("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. 192 on the Plan of Phase "6", Rolling River Estates, as of record in Book 5800, Page 34, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Paul E. Neely and wife, Jami V. Neely, by Warranty Deed from Doris J. Rossman, unmarried, of record in Book 11593, Page 292, in the Register's Office of Davidson County, Tennessee, dated July 28, 1999 and recorded on July 28, 1999.

The execution of this instrument is affected by the signature of Kate Rosenthal as Attorney-in-Fact for Paul E. Neely and Jami V. Neely, which Power of Attorney is recorded in Instrument Nos. 20210408-0047096 & 20210408-0047097 Register's Office for Davidson County, Tennessee.

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 2021 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 Phase "6", Rolling River Estates, as recorded in Plat Book 5800, Page(s) 34.

Declaration of Covenants, Conditions and Restrictions recorded in Book 4892, Page 689 and Supplemental recorded in Book 5855, Page 605.

Covenants, Conditions and Restrictions as set forth in Restrictive Covenants recorded in Book 4788, Page 950 and Amendment recorded in Book 4871, Page 640.

This is improved property located at 1305 Creek View Court Nashville TN 37221

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 8th day of April, 2021.

Paul E. Neely
by Kate Rosenthal, as Attorney-In-Fact

Jami V. Neely
by Kate Rosenthal, as Attorney-In-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kate Rosenthal, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-Fact for Paul E. Neely and Jami V. Neely and she is authorized by Paul E. Neely and Jami V. Neely to execute this instrument on their behalf.

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

Notary Public
My Commission Expires: _____

