WARRANTY DEED

Karen Johnson Davidson County
Batch# 634075 DEEDWARR
05/12/2021 10:35:54 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00

20210512-0063886

File No.: 1814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

ADAM G LAFEVOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WEHO 1814 Neal Terrace, G.P.	New Owner	105 11 3G 001.00 & 105 11 3G 002.00 & 105 11 3G 900.00
(NAME)	(NAME)	
513 3rd Ave. South Nashville, TN 37210		
(ADDRESS)	(ADDRESS)	

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **NEAL TERRACE, G.P., A TENNESSEE PARTNERSHIP**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto, **WEHO 1814 NEAL TERRACE, G.P., A TENNESSEE PARTNERSHIP**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Units A and B, and all interest in the common elements, as depicted in Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at Neal Terrace, a Horizontal Property Regime, of record as Instrument No. 20200310-0026512, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Neal Terrace, G.P. by Warranty Deed from Lisa Southall and Marutice Southall and Eric Southall, of record as Instrument No. 20190731-0075690, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

This is improved property, known as 1814 A&B Neal Terrace, Nashville, TN 37203
(House Number) (Street) (City or Town) (State) (Postal Zip)

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 GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this 29th day of April, 2021

authorized agent

Neal Terrace, G.P., a Tennessee Partnership, by Clay Kelton, Authorized Agent

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of April, 2021, before me personally appeared Clay Kelton, to me known to be the person (or persons) described in and who acknowledged that he is the Partner of Neal Terrace, G.P, and that he, as Partner, executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 29th day of April, 2021.

Notary Signature
My commission expires: 3/6/24

ADAM G LAFEVOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:

Commerce Title & Escrow, LLC
513 3rd Avenue South, Nashville, TN 37210
(615) 515-7171