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U6218830

IDENTIFIER FOR REFERENCE

PREPARED BY (AND RETURN TO):

**WILKINS & IVEY**
Attorneys At Law
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: wilkins.ivey@home.com

W & I Ref: (sk) Title No: 41134
Dav. Co. File: Box 8

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Drew Trotman<br>Susan S. Trotman<br>228 Leonard Avenue<br>Nashville, TN 37205 | SAME |

**TAX MAP-PARCEL NUMBERS: 103-14-74**

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$ 230,000.00,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Thomas B. Newton and spouse, Shirley K. Newton,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Drew Trotman and spouse, Susan S. Trotman,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

LAND in Davidson County, Tennessee, being Lot No. 19 on the map of Myrtlewood of record in Plat Book 547, page 106 Register's Office for said County.

SAID Lot No. 19 fronts 60 feet on the easterly margin of Leonard Avenue and extends back between parallel lines 213 feet 6 inches to a dead line.

BEING the same property conveyed to Thomas B. Newton and wife, Shirley K. Newton by deed from Gladys Anderson Ragland, remaining heir-at-law of Jennie Smith Anderson, deceased of record in Book 4282, Page 4, Register's Office for Davidson County, Tennessee.

**Description Reference:** The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 1999, and subsequent years; The Plan, with Owner's Certificate, of record in Plat Book 547, Page 106, said Register's Office, which Plan shows

**This is improved property, known as:** 228 Leonard Avenue, Nashville, TN 37205

**TO HAVE AND TO HOLD** the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 29th day of July, 1999.

Thomas B. Newton

Shirley K. Newton

**Thomas B. Newton** **Shirley K. Newton**

**State of Tennessee**
**County of Davidson**

On this 29th day of July, 1999, before me the undersigned authority, personally appeared **Thomas B. Newton** and **Shirley K. Newton**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires 9/12/[illegible]

Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 230,000.00

Angela L. McClanahan
Affiant

Sworn and subscribed before me on the 30th day of July, 1999.

My Commission Expires: DARRIS BILLINGSLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Exp. 1/27/2001

Darris Billingsley
Notary Public

3420 08/09 0101 03CHECK 862.00

# OFFICIAL RECEIPT

**BILL GARRETT**
**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | CFEE - COMPUTER FEE | PRFEE - PROBATE FEE |

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IDENTIF. A REFERENCE

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REGISTER
DAVIDSON COUNTY, TN.

BOOK 11611 PAGE 379

CAMT 230000.00
CON TX 851.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 862.00
CHECK 862.00

08/09/99 01 11:02 0001 3420

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

**No.** 1501607