WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/12/04 12:36 2pgs
Fees:12.00 Taxes:0.00

20040112-0004612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Connie Adcox
Affiant

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TN

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF AUGUST, 2003.

MY COMMISSION EXPIRES 12/19/2006

Notary Public

MY COMMISSION EXPIRES: 12-19-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 231 S. Royal Oaks Blvd., Suite 202, Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Connie H. Adcox	Connie H. Adcox	171-030-B-275.00 CO
(NAME)	(NAME)	
601 Old Hickory Blvd., #79	601 Old Hickory Blvd. Unit 79	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(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, **KAREN NEWTON KAFOREY (FORMERLY KNOWN AS KAREN NEWTON) AND FRED JAMES NEWTON, JR., A MARRIED MAN**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CONNIE H. ADCOX, MARRIED**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, BEING Lot No. 37, Townhomes of Fredericksburg, Phase 2, Section 7, of record in Plat Book 9700, page 957, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Karen Newton, unmarried, and Fred James Newton, Jr., a married man, by Deed from Pulte Homes, of record as Instrument No. 2000 06300 65365, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2003, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 957; Homeowners Association Charter of record in Book 10126, page 430; Restrictions of record in Book 10126, page 435; Book 10224, page 683; and Instrument No. 2000 071800 70550; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 601 Old Hickory Blvd. Unit 79, Brentwood, TN 37027

(House Number) (Street) (P.O. Address) (City or Town) (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 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 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 28th day of August, 2003.

BK/PG:2998/658-659
03573298

2 PGS : AL - DEED	
KELLY BATCH: 1833	
09/05/2003 - 12:30 PM	
VALUE	160000.00
MORTGAGE TAX	0.00
TRANSFER TAX	592.00
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	605.00

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

Karen Newton Kaforey
Karen Newton Kaforey

Fred James Newton, Jr. by Karen Newton
Fred James Newton, Jr.
w/ Attorney in fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Karen Newton Kaforey and Fred James Newton, Jr., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 28th day of August 2003.

Marsha J. Campbell
Notary Public

My Commission Expires: 09/27/2003

