STATE OF TENNESSEE)
COUNTY OF Sumner)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $280,000.00

Affiant

STACY STIDHAM HIGBEE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of July, 2005.

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES ON MAY 28, 2007

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mitchell A. Watts, Attorney at Law, 2400 Crestmoor Road Suite 102, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP
Geoffrey W. Newhall	NEW OWNER	073-06-0
3818 Moss Rose Drive		GROUP
Nashville, Tennessee 37216		PARCEL 028.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ********* Two Hundred Eighty Thousand Dollars and Zero Cents ($280,000.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Eugene Martin Daniels, a single person and Joey Chris Robinson, a single person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Geoffrey W. Newhall, a ~~single~~ *married person, hereinafter called the Grantee, his/her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit.

BEING Lot No. 5 on the Plan of Riverwood Lake Subdivision of the northeast part of Cooper Lands of record in Book 974, page 44, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

BEING the same property conveyed to Eugene Martin Daniels and Joey Chris Robinson, expressly as joint tenants with rights of survivorship, by Quitclaim Deed from Larry D. Craig, Trustee, of record in Book 10828, page 629, Register's Office for Davidson County, Tennessee.

This conveyance is expressly made subject to: (1) reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto; (2) all matters shown on the plan of record, and (3) property taxes for the current year which have been prorated between the parties herein and assumed by the Grantee herein.

Davidson County DEEDWARR
Recvd: 07/26/05 09:53 2 pgs
Fees:13.00 Taxes:1036.00

20050726-0086642

This is:

unimproved ☐

improved ☒ property known as 3818 Moss Rose Drive, Nashville, TN 37216

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, his/her heirs and assigns forever; and we do covenant with the said Grantee 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, his/her 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 15th day of July, 2005.

Eugene Martin Daniels

Joey Chris Robinson

STATE OF TENNESSEE)

COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Eugene Martin Daniels and Joey Chris Robinson, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 15th day of July, 2005.

Notary Public

My commission expires: **MY COMMISSION EXPIRES ON MAY 28, 2007**

STACY STIDHAM HIGBEE NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE