Davidson County DEEDWARR
Recvd: 08/15/05 14:34 2 pg
Fees:13.00 Taxes:629.00
20050815-0096390

File No. 250701338

WARRANTY DEED

Judy A. Lehman
State of Tennessee Notary Public
Williamson County

STATE OF
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

W. Brad Lee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Judy A. Lehman
Notary Public

MY COMMISSION EXPIRES: 03-10-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose A. Rodriguez	Realty Mortgage Corporation	135-16-0-A 015.00 - CO
(NAME) 920 Flintlock Place	(NAME) 7000 Executive Center Drive	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Brentwood, Tennessee 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, WE, James F. Newson and wife, Rosemary S. Newson, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jose A. Rodriguez, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 31, on the PLAN OF SUBDIVISION for TRACTS 8, 9, & 10 of NASHBORO VILLAGE, as shown by plat of record in Plat Book 5200, Page 186, 187, 188 & 189, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to James F. Newson and wife, Rosemary S. Newson by deed from Federal National Mortgage Association of record in Book 8339, page 15, and filed for record 4/26/91, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 920 Flintlock Place, Nashville, TN 37217
(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 GRANTEE(S), HIS 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), HIS 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.

James F. Newson

Rosemary S. Newson

STATE OF TN

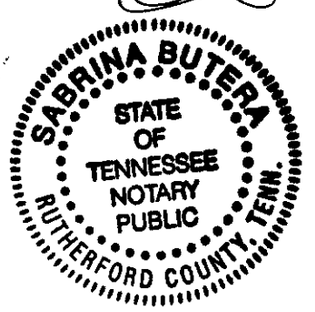
COUNTY OF RUTHERFORD

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named James F. Newson and wife, Rosemary S. Newson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 10th day of August, 2005.

Commission expires: 2/24/09

Notary Public



File Number: [redacted]1338

RETURN TO:

Cumberland Title
1630 NW Broad Street, Suite 100
Murfreesboro, TN 37129