File No. 280400585

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/08 14:10 2 pgs
Fees:13.00 Taxes:351.50
20080429-0043700

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF APRIL, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~November 22, 2008.~~ April 17, 2008

(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
1517 Hunt Club Blvd., Suite 100
Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey W. Newhall	Countrywide	072-08-0232.00
(NAME)	(NAME)	
3818 Moss Rose Drive	3011 Armory Dr Ste 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	Nashville , TN 37204	
(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, **Nelson Brian Christianson and wife, Joy C. Christianson**, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Geoffrey W. Newhall* and James A. Schultz, as tenants in common**, 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:

* and wife, Karen W. Newhall

Land in Davidson County, Tennessee, being all of Lot No. 192, on the Plan of Dalewood Section III, as shown by plat appearing of record in Plat Book 1835, Page 20, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Nelson Brian Christianson and wife, Joy C. Christianson by Warranty Deed dated August 2, 1999 of record in Book 11614, Page 359, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following : All matters as shown of record in Plat Book 185, Page 20, said Register' Office.

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 2211 Ravenwood Drive, Nashville, TN 37216
(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 my/our hands this 28th day of April, 2008.

Nelson Brian Christianson

Joy C. Christianson

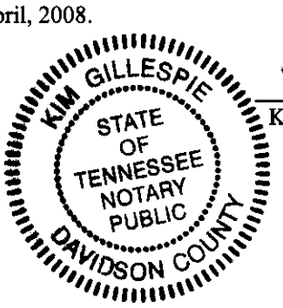
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Nelson Brian Christianson and wife, Joy C. Christianson the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 28th day of April, 2008.

Commission expires: November 22, 2008



Kim Gillespie Notary Public

File Number: 280400585

RETURN TO:

Southern Title Services
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Gallatin, TN 37066