Davidson County DEEDWARR
Recvd: 07/17/08 11:11 2 pgs
Fees:13.00 Taxes:851.00

20080717-0073418

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Affiant

Subscribed and sworn to before me, this the 15th day of July, 2008.

Notary Public

My commission expires: 4/20/08

MONTE POE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Katherine Newman	Nashville Bank and Trust	91-15-216
323 50TH Avenue North	4525 Harding Pike	
Nashville, TN 37209	Ste. 300, Nashville TN 37205	

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,

John H. Newman and Rebecca Lyford, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Katherine Newman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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, and being more particularly described according to a survey by John B. Kohl Co., P.C., dated October 30, 1998 as follows:

Beginning on the westerly margin of 9th Street or 50th Avenue, North, 100 feet South of the southerly margin of 1st Avenue, or Park Avenue, running thence southwardly 50 feet along the westerly margin of said 9th Street or 50th Avenue North; thence westwardly at right angles 160 feet to a dead line; thence northwardly and parallel with 9th Street or 50th Avenue North 50 feet to a point; thence eastwardly and parallel with 1st Avenue, or Park Avenue 160 feet to the point of beginning.

Being the same property conveyed to John H. Newman and wife, Rebecca Lyford by deed from Daniel Clark Files of record as Instrument No. 20070504-0053696, in the Register's Office for Davidson County, Tennessee, dated April 30, 2007.

Being the same property conveyed to Daniel Clark Files by deed from William Dell Walker and Alice Walker, husband and wife (Alice Walker being one and the same person as Alice B. Miles) of record in Instrument Number 20030519-0067610, Register's Office for Davidson County, Tennessee, dated May 9, 2003.

This conveyance is subject to all restrictions, easements and planning documents of record, and a lien for taxes for the current year and subsequent years.

This is improved (✓) unimproved (____) property known as 323 50TH Avenue North, Nashville, TN 37209.

91-15-216 is the parcel identification number assigned to the property by the county tax assessor's office.

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), their 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 in 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), 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 EFFECTIVE AS OF July 15, 2008:

John H. Newman

Rebecca Lyford

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, John H. Newman and Rebecca Lyford, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of July, 2008.

My Commission Expires: 9/20/08

Notary Public

NOTE PO STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

ACKNOWLEDGEMENT FOR SIGNATURE MADE BY ATTORNEY-IN-FACT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for _____ ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 15th day of July, 2008.

My Commission Expires:_____

Notary Public

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

CORPORATE ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be _____ of _____ _____, the within named grantor, and that he/she, being authorized to do so, executed the within instrument for the purposes therein contained by signing his/her name on behalf of the corporation.

Witness my hand, at office, this the 15th day of July, 2008.

My Commission Expires:_____

Notary Public

20081308M