WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100027442 DEEDWARR
Recvd: 05/07/10 09:48 2 pgs
Fees:13.00 Taxes:499.50
20100507-0034907

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $[illegible]
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of April, 2010
Notary Public
MY COMMISSION EXPIRES: 04/23/2013
(AFFIX SEAL)

POLLY T. PEAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bethany L. Newton and Maile J. Newton	City First Mortgage	07313004400
(NAME) 2401 Porter Road	(NAME) 750 South Main St #104	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Bountiful, UT 84010	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **Eleanor D. Grayson**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bethany L. Newton and Maile J. Newton**, 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:

*with right of survivorship

Being Lot No. 16 on the Plan of Sec. I, Burchwood Gardens, as of record in Book 2900, Page 16, Register's Office for said County

Being the same property conveyed to Eleanor D. Grayson by Quitclaim Deed from Marjorie G. Canady, Frances G. McMurry and Allison H. Grayson, dated April 1, 1995, and recorded in Book 9698, Page 695, in the Davidson County, Register of Deeds office.

Being the same property conveyed to Frances G. McMurry, Allison H. Grayson, Marjorie G. Canady and Eleanor D. Grayson by Quitclaim Deed from Ben M. Earthman, a widower dated September 15, 1989, and recorded in Book 9113, Page 891, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to Frances G. McMurry, Marjorie G. Canady, Anita G. Earthman, Eleanor G. Green and Allison H. Grayson by Trustee's Deed from E.A. Carney, Trustee, dated August 29, 1975.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2401 Porter Road, Nashville, TN 37205

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, has 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 **30th** day of **April, 2010**

Eleanor D. Grayson

Eleanor D. Grayson
by Scott Atty IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 30th day of April, 2010, before me personally appeared Scott Troxel, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Eleanor D. Grayson, and who acknowledged that she executed the same as the free act and deed of the said Eleanor D. Grayson, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Record Book ____, page *___, said Register's Office..

Witness my hand and official seal this 30th day of April, 2010.

*
20100507-
0034906

Melissa J. Butchko-Turecki

NOTARY PUBLIC

My Commission Expires: 9.15.10

MELISSA J. BUTCHKO-TURECKI
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Comm. Expires September 15, 2010

Record & return to:
Hallmark Title
3027 Hwy 31 W
White House, TN 37188