Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
10-0232

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
R-RE- 10-5104

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE , WHICHEVER IS GREATER, FOR THIS TRANSFER IS
295,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE

Notary Public
Commission Expires: 01/07/2013

ADDRESS OF NEW OWNER:
Jason Newman
Jennifer Newman
5104 Traceway Drive
Nashville, TN 37221

SEND TAX BILLS TO:
U.S. Bank N.A.
4801 Frederica Street
Owensboro, KY 42301

MAP & PARCEL
155-16-0A-203.00 CO

WARRANTY DEED

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,

Sherrie R. Tucker and husband, Jeffery S. Tucker

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Jason C. Newman and Jennifer R. Newman, husband and wife

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:

Land in Davidson County, Tennessee, Being Lot No. 305, of Traceside, Section Seven, according to the plan of record in Book 9700, Page 423, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sherrie R. Tucker and husband, Jeffrey S. Tucker, by Warranty Deed, from Elizabeth Hanchrow and David Hanchrow, husband and wife, of record in Instrument # 20040707-0080896, Register's Office for Davidson County, Tennessee, dated June 30, 2004 and recorded July 7, 2004.

BILL GARRETT, Davidson County
Trans:T20100027916 DEEDWARR
Recvd: 05/10/10 14:30 2 pgs
Fees:13.00 Taxes:1091.50
20100510-0035765

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 5104 Traceway Drive Nashville TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Sherrie R Tucker 4/30/10
Sherrie R. Tucker

Jeffery S. Tucker 4/30/10
Jeffery S. Tucker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sherrie R. Tucker and Jeffery S. Tucker 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 and official seal at Nashville, Tennessee this 30th April, 2010.

Notary Public

Commission Expires: 3/19/2013

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY