03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $81,000.00

Affiant

Subscribed and sworn to before me, this 30th day of September, 2011.

Notary Public
My commission expires: 02/11/13

03-1109-37287

Address of New Owner:	Send Tax Bills to:	Tax Information
Bridgette Osborne	Prime Lending	50-15-0-193
3192 Robwood Drive	3343 Aspen Grove Drive, #220	
Nashville TN 37207	Franklin, TN 37067	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nakia Newsom, Faron Newsom, Ben Newsom, III, Benita Newsom-Perry, and Marcos Newsom, all heirs at law of Benjamin F. Newsom, Jr., deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Bridgette Osborne, hereinafter called the Grantees, their successors 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. 446 on the Plan of Parkwood Estates, Section III, of record in Book 3300, Page 31, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Benjamin F. Newsom, Jr., by deed from Ellen Reeders Nesbitt, dated October 18, 2005, recorded October 24, 2005 in Instrument No. 20051024-0127988, Register's Office for Davidson County, Tennessee. Benjamin F. Newsom, Jr. died intestate on or about September 5, 2010, leaving Marcos Newcom, Farah Newsom, Nakia Newsom, Ben Newsom, III, and Benita Newsom-Petty, his heirs at law, reference Tennessee Affidavit of Heirship, of record in Instrument No. 20101112-0090702, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3192 Robwood Drive, Nashville, TN 37207

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20110062103 DEEDWARR
Recvd: 10/05/11 13:51 2 pgs
Fees:13.00 Taxes:299.70
20111005-0077363

WITNESS my hand this 30th day of September, 2011.

By Marcos Newsom Attyn Fact
Nakia Newsom, heir at law of
Benjamin F. Newsom, Jr., deceased
By: Marcos Newsom, Atty in Fact

By Marcos Newsom Attyn Fact
Faron Newsom, heir at law of
Benjamin F. Newsom, Jr., deceased
By: Marcos Newsom, Atty in Fact

By Marcos Newsom Attyn Fact
Ben Newsom, heir at law of *III
Benjamin F. Newsom, Jr., deceased
By: Marcos Newsom, Atty in Fact

By Marcos Newsom Attyn Fact
Benita Newsom-Perry, heir at law of
Benjamin F. Newsom, Jr., deceased
By: Marc0s Newsom, Atty in Fact

Marcos Newsom, heir at law of
Benjamin F. Newsom, Jr. deceased

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Marcos Newsom, heir at law of Benjamin F. Newsom, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 30th day of September, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission expires 02/11/13

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marcos Newsom, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes herein contained, and who further acknowledged that he is the attorney in fact for Benita Newsom-Perry, Ben Newsom, III, Faron Newsom, and Nakia Newsom, heirs at law of F. Newsom, Jr., and that he is authorized by them to execute this instrument on their behalf.

Witness my hand and official seal at Nashville, TN, this 30th day of September, 2011.

Notary Public

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

My Commission Expires: 2/11/13