WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120021989 DEEDWARR
Recvd: 03/27/12 08:22 2 pgs
Fees:13.00 Taxes:1700.15
20120327-0025804

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $459,500.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 26TH DAY OF MARCH, 2012.

NOTARY PUBLIC

MY COMMISSION EXPIRES 9/8/2013

DEBORAH H. BERRIE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 12-04411 NEWTON JRV

ADDRESS OF NEW OWNER	SEND TAX BILLS TO :	MAP-PARCEL
J. Michael Newton and Tara Rose Newton	New Owners	14506003600
5837 Fredricksburg Drive		
Nashville, TN 37215		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

SARA JOHNSTON STACH, TRUSTEE OF THE MARITAL TRUST ESTABLISHED UNDER THE WILL OF KENNETH D. STACH DATED OCTOBER 6, 2010, OF RECORD IN DOCKET NO. 11P-453 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

J. MICHAEL NEWTON AND TARA ROSE NEWTON Husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 5837 Fredricksburg Drive, Nashville, TN 37215

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/or 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 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 GRANTEE(S), their heirs and/or 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 its hand on the 26th day of March, 2012.

The Marital Trust established under the Will of Kenneth D. Stach dated October 6, 2010, of record in Docket No. 11P-453 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division

BY: Sara Johnston Stach, Trustee
Sara Johnston Stach, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Sara Johnston Stach, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged themself to be the Trustee of THE MARITAL TRUST ESTABLISHED UNDER THE WILL OF KENNETH D. STACH DATED OCTOBER 6, 2010, OF RECORD IN DOCKET NO. 11P-453 IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, PROBATE DIVISION, the within named barganor, a marital trust, and that Sara Johnston Stach, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said marital trust for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of March, 2012.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES APRIL 14, 2012

12-04411 NEWTON JRV

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of Tyne Valley Estates, Section 4, of record in Book 3600, Page 10, Register's Office for said County.

Said Lot No. 14 fronts 215.0 feet on the Southerly side of Fredricksburg Drive and runs back 489.7 feet on the Westerly line and 504.0 feet on the Easterly line to a rear line on which it measures 71.0 feet.

Being the same property conveyed to Kenneth D. Stach and wife Kamma A. Stach by Warranty Deed from Frank M. Stites and wife, Anne T. Stites, dated April 28, 1976 and recorded on May 5, 1976 of record in Book 5022, page 189, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated Oct. 14, 1994, recorded Oct. 19, 1994, of record in Book 9497, page 275, said Register's Office, Kamma A. Stach conveyed her interest in subject property to Kenneth D. Stach, pursuant to a Final Decree of Divorce of record in Docket No. 92D-1848 in the Fourth Circuit Court for Davidson County, Tennessee. The said Kenneth D. Stach has since died. The Will of Kenneth D. Stach of record in Docket No. 11P-453 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division appointed Sara Johnston Stach, Trustee of the Marital Trust established by said will.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2012 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of TYNE VALLEY ESTATES, SECTION 4, as recorded in Plat Book 3600, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 3574, Page 303 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).