Bk/36
25544

This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $250,000.00.

Bobbie Cooper
Affiant

Subscribed and sworn before me this the 2nd day of July, 2012.

June E. Rowell
Notary Public
My commission expires:

JUNE E. ROWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
June E. Rowell
My Commission Expires
MAY 20, 2014
STATE OF TENNESSEE

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Ted M.Newman 1449 Bridgecross Parkway Hermitage, TN 37076	SAME	98-6-A-44CO

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, RYAN P. O'CONNELL AND WIFE, KAREN O'CONNELL, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to TED M.NEWMAN AND WIFE, KIMBERLY D.NEWMAN, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, Being Lot No. 42, on the Plan of Phase I, Section "A", Bridgewater of record in Instrument No. 20051104-0133897, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Ryan P. O'Connell and wife, Karen O'Connell by Warranty Deed from The Jones Company of Tennessee, LLC of record in Instrument No. 20060509-0054155; dated May 8, 2006; said Register's Office for Davidson County, Tennessee.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1449 Bridgecross Parkway, Hermitage, TN 37076.

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/or assigns, forever. Grantors covenant with Grantees that Grantors 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. 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 successors, 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 hand this the 2nd day of July, 2012.

Ryan P. O'Connell
Ryan P. O'Connell

K O'Connell
Karen O'Connell

BILL GARRETT, Davidson County
Trans:T20120049160 DEEDWARR
Recvd: 07/03/12 13:55 2 pgs
Fees:13.00 Taxes:925.00

20120703-0058610

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan P. O'Connell and wife, Karen O'Connell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of July, 2012.

My commission expires:
11/7/12

Notary Public

