BILL GARRETT, Davidson County
Trans:T20120065825 DEEDWARR
Recvd: 09/04/12 09:20 4 pgs
Fees:23.00 Taxes:148.00
20120904-0079297

Prepared by: RETURN TO:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Affiant

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Subscribed and sworn to before me, this 30th day of August, 2012.

Notary Public
My commission expires: 1/19/14

02-1208-48028

Address of New Owner:	Send Tax Bills to:	Tax Information
MTLC Properties, LLC		119-05-0-216.00
216 Lutie St.	OWNER	
Nashville TN 37216		

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, Carol Elaine Kemp, devisee of the Estate of Helen L. Newcome, deceased, and as Administrator of the Estate of Helen L. Newcome, deceased, Gayla Annette Ashworth Trotter, Roger Dale Newcome, and James Allen Newcome, all as devisees of the Estate of Helen L. Newcome, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to MTLC Properties, LLC, a Tennessee limited liability company, 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. 30, on the Plan of the Re-Subdivision of blocks 23 and 24, and parts of blocks 26 and 27, Cumberland Nurseries, of record in Book 161, Page 139, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Walter A. Newcome and wife, Helen Newcome by deed from James P. Orcutt and wife, Viola M. Orcutt, dated December 19, 1958, recorded December 29, 1958, of record in Book 2860, Page 133, Register's Office for Davidson County, Tennessee. The said Walter Newcome having since died. The said Helen Newcome, a/k/a Helen Louise Newcome subsequently died testate and by Last Will and Testament of record in the Probate Court Clerk's Office for Davidson County, Tennessee, Docket No. 12P-814, devised subject property to Carol Elaine Kemp, Gayla Annette Ashworth Trotter, Roger Dale Newcome, and James Allen Newcome, all as devisees of the Estate of Helen L. Newcome, deceased.

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 216 Lutie St., Nashville, TN 37216

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.

WITNESS my hand this 29th day of August, 2012.

Estate of Helen L. Newcome

BY: Carole Elaine Kemp
Carol Elaine Kemp, Administrator and devisee

BY: Gayla Annette Trotter
Gayla Annette Trotter, devisee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Carol Elaine Kemp, Administrator and devisee of the Estate of Helen L. Newcome and Gayla Annette Trotter, devisee, 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 in the capacity and Brentwood, TN, this 29th day of August, 2012.

State of Tennessee at Large

J. ANDREW WILEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission expires

1/19/14

Estate of Helen L. Newcome

BY: _____
Roger Dale Newcome, devisee

STATE OF CALIFORNIA
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Roger Dale Newcome, devisee, 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 in Agoura Hills, CA, this 29th day of August, 2012.

_____
Notary Public

My Commission expires
4/20/16

BAHRAM EFTEKHARI
COMM. #1974848
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires April 20, 2016

AWT2 AWT2

Estate of Helen L. Newcome

BY: James A. Newcome
James Allen Newcome, devisee

STATE OF FLORIDA
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James Allen Newcome, devisee, 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 in Pasco, FL, this 28 day of August, 2012.

"Only James Newcome"

SUSEN NUMBERS
MY COMMISSION # DD 834309
EXPIRES: October 27, 2012
Bonded Thru Notary Public Underwriters

My Commission Expires

Susen Numbers
Notary Public

DL- 129543836111462
Ex- 7/15