Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130064086 DEEDWARR
Recvd: 07/26/13 15:17 2 pgs
Fees:13.00 Taxes:358.90
20130726-0077982

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $$97,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

PATRICIA HAGGARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-05-2015

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gerald Newsom (Newsom) 2121 Remington Park Rd Old Hickory TN 37138	Same	Map 175 0 80 Parcel 01400

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, we,

George Brandt, married

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

(CB) Newsom
Gerald Newsom married

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:

Being Lot No. 21, on the plan of Hickory Woods, Section One, of record in Plat Book 6900, Page 509, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description

Being the same property conveyed to George Brandt by deed from J. Phillip Jones, dated June 14, 2013, of record in Instrument No 20130628-0066922, Register's Office for said County.

This being investment property only, having never been the personal residence of the grantor at anytime.

This conveyance is made subject to the following:
1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) continued:

This is ☐un ☒improved property known as: 4720 Hickory Way, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 do 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 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(s) this 18th day of July, 2013.

George Brandt

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, George Brandt, with whom I am personally acquainted, (or who 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, at office, this 18th day of July, 2013.

NOTARY PUBLIC

My Commission Expires: 3-3-15

JAMES C. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

3) Subject to the following:

Property is subject to all matters affecting said premises as contained in the Master Deed and By-Laws for Hickory Woods, Section One Book 7932, Page 748, as amended in Book 9678, page 218, Register's Office for Davidson County, Tennessee

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9678, Page 187, Book 9764, Page 44, Register's Office for Davidson County, Tennessee,

By-Laws of record in Book 7932, Page 748, as amended in Book 9678, page 218, in the Register's Office of said County, Tennessee

Charter of record in Book 7857, page 87, re-recorded in Book 7876, page 67, and Book 9680, page 319, in the Register's Office of said County, Tennessee

~~PLEASE RETURN TO:~~
~~Athens Title & Escrow LLC~~
~~5115 Maryland Way~~
~~Brentwood, Tennessee 37027~~