AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
2021 Richard Jones Rd., Suite 220
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20140068950 DEEDWARR
Recvd: 09/16/14 09:16 2 pgs
Fees:13.00 Taxes:2220.00
20140916-0084606

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $600,000.00.

Martha W. Newson
Affiant

SHANNON PHILBIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires JULY 6 2015

Subscribed and Sworn to before me, this 12th day of September, 2014.

Notary Public

My commission expires: 7-6-15

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Martha W. Newson and John A. Newson, Jr.	JP Morgan Chase Bank	**Map\Parcel: 104-05-338.00**
321 Greenway Avenue	PO Box 78420	
Nashville, TN 37205	Phoenix, Az 85062	

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 ACKNOWLEDGE, WE,

Isaac Thomsen and Kelly Thomsen, husband and wife

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

Martha W. Newson and John A. Newson, Jr., wife and husband

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:

Land in Davidson County, Tennessee, being Lot No. 296 on the Plan of Richland Realty Company's First Addition to Subdivision "B", of record in Plat Book 332, Page 174, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Isaac Thomsen, an unmarried person and Kelly King, an unmarried person by Warranty Deed from Augustin Attwell, an unmarried person, of record in Instrument No. 20081126-0115728, Register's Office for Davidson County, Tennessee, dated November 20, 2008 and recorded on November 26, 2008.

Being also known as 321 Greenway Avenue, Nashville, TN 37205 Being the same property conveyed to Isaac Thomsen and Kelly Thomsen, husband and wife by Quitclaim Deed from Kelly King now known as Kelly Thomsen, of record in Instrument No. 20121213-0114943, Register's Office for Davidson County, Tennessee, dated December 7, 2012 and recorded on December 13, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees.

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.
Subject to all matters shown on the Plan of record in Plat Book 332, Page 174, Register's Office for Davidson County, Tennessee.
Any portion of the insured premises lying within the right of way of Greenway Avenue.
No insurance is offered to title to that portion of the premises embraced within the bounds of any roads, streets, of highway

This is improved property known as 321 Greenway Avenue Nashville, TN 37205.

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 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/our hand(s) this 12th day of September, 2014.

Isaac Thomsen

Kelly Thomsen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Isaac Thomsen and Kelly Thomsen the within named grantors, with whom I am personally acquainted (or who proved to me his/her/their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of September, 2014.

Notary Public

My Commission Expires: 3-3-15

J. CARLA IKARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 3, 2015

File #: **414042**