Davidson County DEEDWARR
Recvd: 01/22/15 11:25 2 pgs
Fees:13.00 Taxes:495.80
20150122-0006323

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

D. MACKEY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 10-17-2016

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawna L. Diehl and Dalton S. Diehl, wife and husband	Regions Bank dba Regions Mortgage	13401001200
508 Vinson Drive (ADDRESS)	2050 Parkway Office Circle (ADDRESS)	
Nashville, TN 37217 (CITY) (STATE) (ZIP)	Birmingham, AL 35244 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Sally Ann Newsom Edwards, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Shawna L. Diehl and Dalton S. Diehl, wife and husband, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN THE SECOND CIVIL DISTRICT OF SAID COUNTY, BEING LOT NO. 26 ON THE PLAN OF CURREYWOOD ACRES, SECTION I, OF RECORD IN BOOK 2133, PAGES 109 AND 110, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING THE SAME PROPERTY CONVEYED TO JACK NEWSOM AND WIFE, FRANCES H. NEWSOM BY DEED FROM E.C. VINSON, JOINED BY HIS WIFE, MARY Y. VINSON OF RECORD IN BOOK 2442, PAGE 390, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. AFFIDAVIT OF HEIRSHIP OF RECORD IN INSTRUMENT NO. 20060821-0102876, SHOWS JACK NEWSOM PREDECEASED FRANCES H. NEWSOM. SAID AFFIDAVIT OF HEIRSHIP FURTHER ESTABLISHES FRANCES G. NEWSOM HAS SINCE DECEASED, LEAVING SALLY ANN NEWSOM EDWARDS HER ONLY HEIR-AT-L

SAID PROPERTY IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR.

2015 PROPERTY TAXES A LIEN, NOT YET DUE AND PAYABLE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 508 Vinson Drive, Nashville, TN 37217
(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/our hand(s) this 16th day of January, 2015.

WARRANTY DEED
(Continued)

Sally Ann Newsom Edwards
Sally Ann Newsom Edwards

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sally Ann Newson Edwards, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2015.

Tammy Duncan
Notary Public

My Commission Expires: 4/20/16

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(SEAL)

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature / Yvette Meldrum

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/17/16

D. MACKEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-17-2016