WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 2 day of April 2015

Notary Public

MY COMMISSION EXPIRES: 4-10-18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 30 Burton Hills, Suite 400, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Danielle Porter-Condon and Stephen W. Condon, Jr., wife and husband	Movement Mortgage, LLC	052 16 0 002.00
(NAME)	(NAME)	
810 Nix Pass	841 Seahawk Circle	
(ADDRESS)	(ADDRESS)	
TN Madison 37115	Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Sixty Thousand Seven Hundred And No/100 Dollars ($160,700.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **John W. Newsom and wife, Jan D Newsom**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danielle Porter-Condon and Stephen W. Condon, 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. 57 on the plan of Marlin Meadows Section No. 1 of record in Book 1835 page 108, Register's office for said county, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Newsom and wife, Jan D. Newsom by Warranty Deed from Malcome K. Jones and wife, Robin L. Jones dated May 28, 1993 and recorded June 01, 1993 in Book 8965, Page 636 in the said registers office of Davidson County, Tennessee.

File Number: GRN-150625

BILL GARRETT, Davidson County
Trans:T20150025687 DEEDWARR
Recvd: 04/07/15 12:39 2 pgs
Fees:13.00 Taxes:594.59
20150407-0030447

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 810 Nix Pass, Madison, TN 37115

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, has 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 our hands this 2nd day of April, 2015.

John W. Newsom

Jan D Newsom

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state.John W. Newsom and wife, Jan D Newsomthe within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 2nd of April, 2015.

Notary Public

My Commission Expires: 9-10-18

(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
SUSAN L HEINRICH
COUNTY OF DAVIDSON

File Number: GRN-150625