WARRANTY DEED

Return To
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150027233 DEEDWARR
Recvd: 04/13/15 09:24 2 pgs
Fees:13.00 Taxes:333.00
20150413-0032105

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 1-26-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C. Vanderheyden	SWBC Mortgage	
(NAME)	(NAME)	
640 Baldwin Ct.	9311 San Pedro Ave Ste 100	59-11 190
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	San Antonio TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **LOUISE IRENE NEWSOM, UNMARRIED,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ROBERT C. VANDERHEYDEN, A SINGLE MALE,** 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. 514, on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Louise Irene Newsom, unmarried by Warranty Deed from Harpeth-South, Inc., recorded on the 28th day of December, 1970 in Deed Book 4469, Page 158, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) 2015 real property taxes; (b) all matters appearing on the plan of record in Plat Book 4175, Page(s) 90, said Register's Office; and (c) restrictive covenants of record in Book 4378, Page 976 , said Register's Office.

This is improved X unimproved property, known as 640 Baldwin Ct., Nashville, TN 37207

(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 this 10 day of April, 2015.

Louise Irene Newsom

LOUISE IRENE NEWSOM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Louise Irene Newsom, the 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 at Nashville, Tennessee this 10 day of April, 2015.

Commission expires:

JOHN G. HODEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

Notary Public