STATE OF ~~Tennessee~~ Kentucky
COUNTY OF ~~Davidson~~ Fayette

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF May, 2015.

Notary Public
MY COMMISSION EXPIRES: 04-18-18
File No. G15-1128D

JON P. HASSMAN
Notary Public
State at Large
Kentucky
My Commission Expires Apr 18, 2018

BILL GARRETT, Davidson County
Trans:T20150034911 DEEDWARR
Recvd: 05/06/15 10:34 2 pgs
Fees:13.00 Taxes:813.63
20150506-0041386

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBER |
|---|---|---|
| Joseph W. Newcum and Sharon M. Newcum, husband and wife (NAME) | New owner (NAME) | 34-7-A-45 CO |
| 2009 Spring Branch Drive (STREET ADDRESS) | Same (STREET ADDRESS) | |
| Madison, TN 37115 (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 HEREBYACKNOWLEDGED, WE, **Ruth M. Davis, unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Joseph W. Newcum and Sharon M. Newcum, husband and wife**, 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. 13 on the plan of RESUBDIVISION OF LOTS 13 AND 15 OF HARBOR VILLAGE, PHASE 2, as shown by plat of record in Instrument No. 20061026-0132673, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Ruth M. Davis, unmarried from John H. Grayson and wife, Beverly B. Grayson, by Deed dated June 22, 2010, as Instrument No. 20100624-0049341, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Book 6628, page 577, Book 6646, page 543, Book 10672, page 743, Instrument No. 20010817-0089318 and Instrument No. 20070205-0014894, and in any allied instrument(s) referred to in said restrictions.

3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20061026-0132673, Register's Office for Davidson County, Tennessee.

4. Charter of Homeowner's Association of record in Book 6635, page 254, Register's Office for Davidson County, Tennessee.
5. Common Area conveyed to Homeowner's Association of record in Book 8485, page 966 and Instrument No. 20110211-0012143, Register's Office for Davidson County, Tennessee.
6. Easement to Comcast of Nashville I, LLC as recorded in Instrument No. 20110930-0075699, Register's Office for Davidson County, Tennessee.
7. Easement for sanitary sewers/storm drainage as recorded in Book 7026, page 914, Book 7026, page 916, and Book 7121, page 202, Register's Office for Davidson County, Tennessee.
8. Conveyance Deed to Metro Government for sanitary sewers as recorded in Book 10623, page 851, Register's Office for Davidson County, Tennessee.

The 2014 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 2009 Spring Branch Drive, 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, 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. Whenever 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 1st day of May, 2015.

Ruth M. Davis

May 1, 2015
Date

STATE OF Kentucky

COUNTY OF Fayette }

Personally appeared before me, the undersigned , a Notary Public in and for said County and State, the within named Ruth M. Davis, unmarried, the bargainor(s), with whom I am personally acquainted or 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 and official seal, this 1st day of May, 2015.

My Commission Expires: 04-18-18

Notary Public

JON P. HASSMAN
Notary Public
State at Large
Kentucky
My Commission Expires Apr 18, 2018

*PREPARED BY AND RETURN TO:*

**SMITH.SHOLAR.MILLIKEN.PLLC.**
**P.O. BOX 663**
**GALLATIN, TN 37066**