BILL GARRETT, Davidson County
Trans:T20150043049 DEEDWARR
Recvd: 06/02/15 14:05 2 pgs
Fees:13.00 Taxes:2967.40
20150602-0051240

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $802,000.00.

Affiant

Sworn to and subscribed before me this 28 day of May, 2015.

Notary Public
My Commission Expires: 1/24/19

NOTARY PUBLIC STATE OF TENNESSEE LEIGH BROWN WILLIAMSON COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
PURYEAR, NEWMAN & MORTON, PLLC
130 Fourth Avenue South; P. O. Box 40, Franklin, Tennessee 37065
Telephone (615) 790-2444; Facsimile (615) 790-2951

WARRANTY DEED

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Phillip R. Newman & Jude A. White	1513 Linden Avenue	Owner	
1513 Linden Avenue			104-16-0-366.00
Nashville, Tennessee 37212	Nashville, Tennessee 37212		

FOR AND IN CONSIDERATION of the sum of One and 0/100 ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, I, **Jared Humphrey,** (Grantor), have bargained and sold and by these presents do hereby transfer and convey unto **Phillip R. Newman and Jude A. White, husband and wife,** (Grantees), their successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the westerly one-half of lot no. 58 on the Plan of Belmont Land Company's Subdivision, called Belmont Heights, of record in Book 421, page 34, said Register's Office.

Said part of lot fronts 50 feet on the southerly side of Linden A venue and runs back between parallel lines 188 feet to an alley.

Being the same property conveyed to Jared Humphrey, by Warranty Deed, from William D. Kavin, married, dated September 28, 2001, of record in Instrument # 20011001-0105732, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tracts or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their successors and assigns, forever.

And Grantor covenants with the said Grantees that he is lawfully seized and possessed of said land in fee simple, has a good and lawful right to sell and convey it, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. **Taxes for the year 2015 and subsequent years, a lien not yet due and payable.**
2. **The Plan of Record in Book 421, Page 34, said Register's Office.**

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and defend the title to said land to the said Grantees, their successors and assigns, against the lawful claims of all persons whomsoever.

Amber B. Humphrey, wife of Jared Humphrey, joins in the execution of this instrument for the purpose of conveying unto Grantees, their heirs and assigns, any and all right, title and interest she may have in and to the above-described property arising out of her marital status or otherwise.

WITNESS my hand this the 19 day of May, 2015.

Jared Humphrey

Amber B. Humphrey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, J. Waechter, the undersigned, a Notary Public, in and for said State and County, **Jared Humphrey and Amber B. Humphrey,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this the 29 day of May, 2015.

NOTARY PUBLIC
My Commission Expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN