Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20150071919 DEEDWARR
Recvd: 08/25/15 11:21 2 pgs
Fees:13.00 Taxes:599.40
20150825-0085785

39-B
File #15-1319

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Zachary B. Halford, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Rumalda V. Newman and Jonathan R. Newman, wife and husband,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 46, on the Plan of Perry Heights, of record in Book 2900, Page 18, Register's Office for said County. Said Lot No. 46 begins at a point in the westerly margin of Wellman Drive at the corner of Lots 46 and 47; thence with the line between said lots, westerly 130.0 feet to a point in the east line of Lot No. 45, thence with the line between Lots 45 and 46, northerly 117.00 feet to the South margin of McKeige Drive, thence with the margin of the same easterly curve, southeasterly 39.3 feet to the westerly margin of Wellman Drive, thence with the margin of the same, southerly 74 feet to the point of beginning.

Being the same property conveyed to Zachary B. Halford, unmarried, by Warranty Deed from Ashley Carey, married and Billie Carey, unmarried, dated March 27, 2013, of record as Instrument No. 20130408-0034358, Register's Office for Davidson County, Tennessee. Zachary Halford is now married to Amber Halford. Amber Halford joins in this conveyance to convey any and all marital interest in this property.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year. The signature of Zachary B. Halford is signed by his duly appointed Attorney-in-fact Amber Halford, pursuant to the Power of Attorney recorded in Book *, Page _____,, said Register's Office.

* 20150825-0085784

This is improved property, known as: 2721 McKeige Drive, Nashville TN, 37214.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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 THE EXECUTION HEREOF this 21st day of August, 2015.

Zachary B. Halford
Zachary B. Halford
by Amber Halford, His Attorney in fact
by Amber Halford
Attorney-in-Fact

Amber Halford
Amber Halford

State of Tennessee)
County of Davidson)

On this 21st day of August, 2015, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Amber Halford, the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

On this the 21st day of August, 2015, before me personally appeared Amber Halford, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Zachary B. Halford, acknowledged that such person executed the same as the free act and deed of Zachary B. Halford.

Notary Public

My commission expires: 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$ 162,000.00.**

Affiant

Sworn and subscribed before me on this the 21st day of August, 2015.

Notary Public

My Commission Expires: 3-20-18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:	TAX MAP-PARCEL #:
Jonathan Newman 2721 McKeige Drive Nashville, TN 37214	Movement Mortgage 841 Seahawk Cir Virginia Beach VA 23452	096-09-0-109.00