WARRANTY DEED

File #16006

Davidson County DEEDWARR
Recvd: 01/21/16 08:35 3 pgs
Fees:18.00 Taxes:636.40
20160121-0006043

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $172,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elita Elliott	New Owner	05314009100
(NAME)	(NAME)	
1436 Pawnee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, I, **Gerald Newsom, married,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Elita Elliott,** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN THE 11TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT MARKED WITH AN IRON PIN, IN THE WESTERLY MARGIN OF PAWNEE TRAIL, ON THE MAP OF PLAN OF NAWAKWA HILLS, DATED APRIL 3, 1930, AND RECORDED IN PLAN BOOK 843, PAGES 36 AND 37, REGISTER'S OFFICE FOR SAID COUNTY.

SAID POINT OF BEGINNING BEING 1135.8 FEET, MORE OR LESS (SOUTHERLY WITH THE WESTERLY MARGIN OF SAID PAWNEE TRAIL) FROM THE SOUTHERLY MARGIN OF NAWAKWA TRAIL, AND THE INTERSECTION OF SAID PAWNEE TRAIL; THENCE WITH THE WESTERLY MARGIN OF PAWNEE TRAIL, SOUTH 44 DEGREES 23 MINUTES EAST 100 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE SOUTH 45 DEGREES 37 MINUTES WEST 150 FEET, MORE OR LESS, TO A POINT MARKED WITH AN IRON PIN; THENCE NORTH 44 DEGREES 23 MINUTES WEST 100 FEET TO A POINT MARKED WITH AN IRON PIN; THENCE NORTH 45 DEGREES 37 MINUTES EAST 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO GERALD NEWMON, A MARRIED MAN BY SPECIAL WARRANTY DEED FROM THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-11, DATED 07/30/2015 AND FILED OF RECORD AS INSTRUMENT NO. 20150805-007941 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

unimproved ☐
This is improved ☒ property, known as 1436 Pawnee Trail, Madison, TN 37115
(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 19 day of January, 2016.

Gerald 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, Gerald Newsom, 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 19 day of January, 2016.

Notary Public

My Commission Expires:

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

RETURN RECORDED DOCUMENTS TO:

Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

TRUE COPY CERTIFICATION

I, Connie Taylor, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Connie Taylor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Greg Fairbetter, a notary public for this count and state, Connie Taylor who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires:

11/06/2017