This Instrument Prepared By:
Lee and Lee Attorneys at Law, P. C.
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

L&L# 2295F

ADDRESS NEW OWNER:
Patrick Newton
597 Dutchmans Drive
Hermitage, Tennessee 37076

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Movement Mortgage, LLC
841 Seahawk Circle
Virginia Beach, VA 23452

MAP **075**
GROUP **070-0**
PARCEL **117.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Susan L. Gambrell** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Patrick Newton and Mae A. Christiansen, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 109 on the Plan of Highlands of Tulip Grove, Section 1, as of record in Book 4675, page 26, Register's Office for Davidson County, Tennessee, and described as follows according to a survey dated April 8, 1975 by John Kohl, Registered Surveyor:

Beginning at a point on the westerly margin of Dutchmans Drive; thence in a westerly direction 150.25 feet to a point in the line between Lots Nos. 109 and 92; thence in a northwesterly direction with said line 135.0 feet to a point in the southwesterly margin of Highland View Drive; thence southeasterly with said margin 113.09 feet to a point; thence around a curve to the right, said curve having a radius of 25 feet, a distance of 36.76 feet; thence with the southwesterly margin of Dutchmans Drive 74.05 feet to the point of beginning.

Being the same property conveyed to James V. Gambrell and wife, Susan L. Gambrell by deed from Martin R. Bubis, a single man, d/b/a Bubis Construction Company dated May 2, 1975, of record in Book 4910, Page 309, Register's Office for Davidson County, Tennessee. James V. Gambrell died on April 22, 2014 leaving Susan L. Gambrell as surviving tenant by the entirety.

This is improved property known as 597 Dutchmans Drive, Hermitage, Tennessee 37076. Possession is to be given on February 16, 2016.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

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,

BILL GARRETT, Davidson County
Trans:T20160012957 DEEDWARR
Recvd: 02/17/16 10:03 2 pgs
Fees:13.00 Taxes:629.00
20160217-0014812

GRANTOR does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and,

GRANTOR, does further covenant and bind herself, her 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.

WITNESS our hands this the 16th day of February, 2016.

Susan L. Gambrell

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Susan L. Gambrell**, the bargainors, 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 office this 16th day of February, 2016.

NOTARY PUBLIC

J.C. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: Feb. 4, 2020

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STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $170,000.00.

AFFIANT

Subscribed and sworn to before me on this 16th day of February, 2016.

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC

My Commission Expires: 2-4-2019