BILL GARRETT, Davidson County
Trans:T20160034747 DEEDWARR
Recvd: 04/27/16 14:20 2 pgs
Fees:13.00 Taxes:758.50
20160427-0041111

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$205,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of April, 2016.

Notary Public

My commission expires: 1-6-20
(AFFIX SEAL)

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

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Alicia Ensrud **McLain Ensrud**	New Owner	**Map 135-14-0-A Parcel 154.00**
616 Rocky Mountain Parkway		
Antioch, Tennessee 37013		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Huey Newberry and wife, Patricia J. Newberry

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Alicia Ensrud and husband, McLain Ensrud

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. 154 on the Plan of Pinnacle Point Subdivision, Phase IV, of record in Book 6900, Page 524, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Huey Newberry and wife, Patricia J. Newberry, by Deed dated June 30, 1995 from Walter John Mills and Carrie Clark Mills, of record in Book 9724, Page 440, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record in Book 6900, Page 524, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Restrictive Covenants contained in instrument of record in Book 6405, Page 169, Register's Office for Davidson County, Tennessee. (3) Declaration of Covenants, Conditions and Restrictions of Pinnacle Point Subdivision, of record in Book 7032, Page 733, and as amended in Book 7067, Page 739, Register's Office for Davidson County, Tennessee. (4) Charter of Pinnacle Point Homeowners Association, of record in Book 7058, Page 234, said Register's Office. (5) Dedication of Common Areas to Pinnacle Point Homeowners Association, of record in Book 7032, Page 730, said Register's Office. (6) Deed of conveyance to Metropolitan Government of Nashville and Davidson County, Department of Water and Sewage Services, of record in Book 7097, Page 158, said Register's Office. (7) Taxes for the current year which have been prorated and assumed by the grantees herein.

This is improved (__X__) Unimproved (____) property, known as **616 Rocky Mountain Parkway, Antioch, Tennessee 37013**

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 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/our hand(s) this 25th day of **April, 2016.**

Huey Newberry

Patricia J. Newberry

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Huey Newberry and Patricia J. Newberry,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of **April, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17