BILL GARRETT, Davidson County
Trans:T20160044061 DEEDWARR
Recvd: 05/25/16 12:35 3 pgs
Fees:18.00 Taxes:651.20
20160525-0052604

THIS INSTRUMENT PREPARED BY: Mudter & Patterson An Association of Attorneys 3811 Bedford Avenue Suite 205 Nashville, Tennessee 37215 FTEC File No. 32985-05-2016	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $176,000.00. Affiant Subscribed and sworn to before me this 20th day of May, 2016. Notary Public My Commission Expires: 3-20-18

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Rhonda A. Rose 507 Hanover Court Goodlettsville, TN 37072	Prime Lending ~~15~~ 17330 Preston Rd #1603 Dallas TX 75252	Map and Parcel No.: 026 06 0 113 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Holly A. Holt, now known as Holly A. Newton, a married woman ("Grantor") has this day bargained and sold, and do hereby transfer and convey to Rhonda A. Rose, a single woman ("Grantee") her heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 507 Hanover Court, Goodlettsville, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, her heirs and assigns, forever.

And Grantor covenants that she is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out on Exhibit "A" hereto. Grantor further covenants and binds herself, her heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her heirs and assigns against the lawful claims of all persons, except as set out on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Zachary Dean Newton joins in the execution of this instrument for the purpose of conveying all of his interest, marital or otherwise, in the subject property.

IN WITNESS WHEREOF, Grantors have executed this instrument on the 20th day of May, 2016.

Holly A. Holt, now known as Holly A. Newton

Zachary Dean Newton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Holly A. Holt, now known as Holly A. Newton, and Zachary Dean Newton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of May, 2016.

Notary Public
My Commission Expires:



EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No, 337 on the Plan of Windsor Green, Phase II, Section III, of recrod in Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee, said Lot No. 337 fronts 30.00 feet on the Southerly margin of Hanover Court and extends back 131.31 feet on the Easterly line and 154.49 feet on the Westerly line to a broken line in the rear measuring 218.81 feet thereon.

Being the same property conveyed to Holly A. Holt by deed dated March 29, 2013 from Phillip M. Holt and wife, Jennifer Paige Holt, of record in Instrument No. 20130401-0031009, Register's Office for Davidson County, Tennessee. Holly A. Holt having since married and is now known as Holly A. Newton.

This conveyance is made subject to:

1. State, County, and City taxes for the year 2016, a lien, but not yet due and payable, which have been prorated between the parties and assumed by Grantee. Map and Parcel No. 026 06 0 113 00.
2. Declaration of Covenants, Conditions and Restrictions for Windor Green of record in Book 6460, page 929, Register's Office for Davidson County, Tennessee.
3. Dedication of common area to Windsor Green Homeowners Association of record in Book 7864, page 369, Register's Office for Davidson County, Tennessee.
4. All matters appearing on the Plan of record as Plat Book 6900, page 845, Register's Office for Davidson County, Tennessee.
5. Easement granted to Madison Surburban Utility District of record in Book 4377, page 94 and Book 8139, page 569, Register's Office for Davidson County, Tennessee.
6. Easement for Sanitary Sewers of record in Book 6117, page 290, Register's Office for Davidson County, Tennessee.
7. Easement for TVA Transmission Lines of record in Book 2487, page 227 and Book 3067, page 181, Register's Office for Davidson County, Tennessee.