Name & Address of New Owner:	Send Tax Notices To:	Map & Parcel
Brett Simons 3001 Knobdale Road Nashville, TN 37214	New Owner	84-8-89.00

This Instrument Prepared By:
Thomas J. Haynes, Attorney
117 N. Maple St.
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20160046836 DEEDWARR
Recvd: 06/03/16 09:26 3 pgs
Fees:18.00 Taxes:832.50
20160603-0056009

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, the undersigned, LYNDA Y. NEWMAN A.K.A. LYNDA YVONNE NEWMAN (unmarried) and JANIS N. DODSON A.K.A. JANIS NEWMAN DODSON (married), have this day bargained and sold and by these presents do hereby transfer and convey to BRETT SIMONS (unmarried), his heirs and assigns, forever, that certain tract or parcel of real estate situated and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 170 on the Plan of Lincoya Hills, Section VI, as of record in Book 2331, page 71, in the Register's Office for said County.

SAID Lot No. 170 fronts 218.79 feet on the westerly side of Knobdale Road and extends back 240.8 feet on the northerly side and 192.0 feet on the southerly side to a rear line which measures 130.1 feet thereon.

BEING that same property conveyed to Gladys M. Newman by Quitclaim Deed from Gladys M. Newman, Trustee of the James O. Newman and Gladys M. Newman Trust by Instrument No. 20120906-0080446 of the Register's Office for Davidson County, Tennessee.

THE said Gladys M. Newman having since died July 10th, 2015, Testate, a resident of Davidson County, Tennessee, leaving said property to Lynda Y. Newman and Janis N. Dodson by her last Will and Testament, a certified copy of which is of record at Instrument No. 20160428-0041500, Register's Office for Davidson County, Tennessee. For further reference see ORDER ADMITTING WILL TO PROBATE FOR THE SOLE PURPOSE OF ESTABLISHING MUNIMENT OF TITLE at Instrument No. 20160428-0041501, said Register's Office.

This conveyance is made subject to any and all restrictions and/or easements of record that may affect said property.

TO HAVE AND TO HOLD the said real estate, together with all of the

appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

We covenant with the said grantee that we are lawfully seized and possessed of said real estate, that we have a good and lawful right to convey the same and that said real estate is unencumbered except by lien of the 2016 real property taxes, which taxes are being prorated between the parties, the grantors giving unto the grantee his proportionate share, and the grantee assuming the payment of said taxes when the same shall become due and payable.

We further covenant and bind ourselves, our heirs and representatives forever to warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Barton W. Dodson husband of Janis N. Dodson joins in this conveyance for the purpose of evidencing his consent hereto and releasing any and all rights he may have in said property including but not limited to his marital rights.

WITNESS our hands this the 31st day of May, 2016.

Lynda Y. Newman by Janis N. Dodson
LYNDA Y. NEWMAN
By: Janis N. Dodson,
Attorney-in-fact

Janis N. Dodson
Janis N. Dodson

Barton W. Dodson
Barton W. Dodson

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named JANIS N. DODSON, one of the bargainors with whom I am personally acquainted, and who acknowledged that she executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained; and the same JANIS N. DODSON to be known to be the person who executed the foregoing (WARRANTY DEED) instrument contained, as the free act and deed of the said LYNDA Y. NEWMAN, by virtue of Power of Attorney, duly executed by said LYNDA Y. NEWMAN and appearing of record in Record Book ___, page ___ of the Register's Office of ~~Rutherford~~ DAVIDSON County, Tennessee. 20160603-0056008

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 31st day of May, 2016.

My Commission Expires: 5/20/2017

Notary Public

THOMAS J. HAYNES
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE]
SS.
COUNTY OF RUTHERFORD]

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named BARTON W. DODSON, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within and foregoing (WARRANTY DEED) instrument for the purposes therein contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, this the 31 day of May, 2016.

My Commission Expires: 5/20/2017 Notary Public

THOMAS J. HAYNES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

STATE OF TENNESSEE]
ss.
COUNTY OF RUTHERFORD]

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $225,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, this the 31st day of May, 2016.

My Commission Expires: 3/6/18 Notary Public

LAURA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.