Davidson County DEEDWARR
Recvd: 06/06/16 08:08 3 pgs
Fees:18.00 Taxes:1035.63
20160606-0056424

# WARRANTY DEED

RMM16-7260

Ashley Ann Reiss State of Tennessee Notary Public Williamson County

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $279,900.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF June, 2016.

Notary Public

MY COMMISSION EXPIRES: 2/9/2020
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME) | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Scott M. Fields | Gardner Financial Services LTD dba Legacy Mutual Mortgage | |
| 4 Kinwood Ln | (NAME) 3503 Paesanos Parkway | |
| (ADDRESS) Pittsford, NY 14534 | (ADDRESS) San Antonio, TX 78231 | 181-10-0-A-141.00CO |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH E. NEWTON, AN UNMARRIED MAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SCOTT M. FIELDS AND DONNA J. FIELDS, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that 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. 305 on the Plan of the Final Plat of Phase Three, Autumn Oaks Subdivision, of record in Plat at Instrument No. 20031029-0159380, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kenneth E. Newton, an unmarried man by Warranty deed from Corinthian Custom Homes of record in Book 3421, Page 138, Register's Office for Williamson County, Tennessee, dated November 30, 2004 and recorded on December 03, 2004 and recorded on October 22, 2008 in Instrument No. 20081022-0105910, Register's Office for Davidson County, Tennessee.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Instrument No. 20031029-0159380, Plat Book 6900, Page 786, Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238 and Instrument No. 20101206-0096935, Instrument Number 20010912-0099442, Instrument Number 20100414-0028160, Instrument Number 20101207-0097319, Book 9343, Page 196, Book 9343, page 199 and Book 11217, page 799, Book 261, page 284 and Book 6704, page 397, Book 2245, Page 271 as partially released in Book 6968, page 25, Book 4240, Page 667 as partially released in Book 6968, page 25, Book 6704, Page 397 and 405, as amended in Book 6968, page 30, Book 3376, Page 239 and Book 475, page 547, Book 7760, Page 970, Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved ( X ) property, known as 7260 Autumn Crossing Way , Brentwood, Tennessee 37027-8828
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 3rd day of June, 2016.

Kenneth E. Newton

STATE OF Tennessee
COUNTY OF Williamson

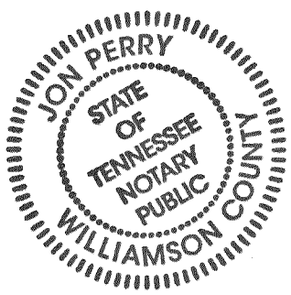
On this the 3rd day of June, 2016, before me personally appeared Kenneth E. Newton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of June, 2016.

Notary Public

My Commission Expires: 10-12-19

(SEAL)




**RETURN TO:**
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

# True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or 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.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY