G#28297-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160056230 DEEDWARR
Recvd: 07/01/16 09:11 2 pgs
Fees:13.00 Taxes:991.60
20160701-0067339

ROBIN S. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee)
County of Williamson)

The actual consideration or value, whichever is greater, for this transfer is **$268,000.00.**

Affiant

Subscribed and sworn to before me, this the 30th day of June, 2016.

Notary Public

My commission expires: 3/24/2019
(AFFIX SEAL)

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
Johnnie M. Newton and Martha R. Newton	**F&M Bank**	**172030B03300CO**
664 Magnolia Lane	**50 Franklin Street**	
Nashville, TN 37211	**Clarksville, TN 37040**	

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,

Ronald Lee Graham and wife, Marjorie Lee

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

Johnnie M. Newton and Martha R. Newton, husband and wife

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. 33 on the Plan of The Woodlands, Phase 2, of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

BEING the same property conveyed to Ronald Lee Graham and wife, Marjorie Lee, by Warranty Deed dated February 27, 2014, from American Consulting Corporation, a Tennessee Corporation, of record in Instrument No. 20140228-0017315, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6900, Page 635, Register's Office for Davidson County, Tennessee;

2) Declaration of Covenants, Conditions, and Restrictions for The Woodlands of record in Book 7334, Page 109, as amended in Book 7408, Page 250, and Bylaws appended thereto, and in Book 7516, Page 37, in Book 8454, Page 463, in Book 8622, Page 390, in Book 8634, Page 224, and in Book 8643, Page 675, in the Register's Office for Davidson County, Tennessee;

3) Charter for The Woodlands Homeowners Association of record in Book 8454, Page 246, said Register's Office;

4) Dedication of Common Area to The Woodlands Homeowners Association of record in Book 8472, Page 310, said Register's Office;

5) Conveyance of Easement to the State of Tennessee of record in Book 7917, Page 422, Register's Office for Davidson County, Tennessee;

6) Sanitary Sewer and/or Storm Drainage Easement of record in Book 6710, Page 495, in Book 7091, Page 428, and in Book 854, Page 230, said Register's Office;

7) Stormwater Detention Agreement of record in Book 7336, Page 3, said Register's Office;

8) Deeds to the Metropolitan Government of Nashville and Davidson County for Water Main to serve Phase 2 of The Woodlands of record in Book 8541, Page 241, and in Book 8541, Page 247, Register's Office for Davidson County, Tennessee; and,

9) Taxes for the current year which have been prorated and assumed by the Grantees herein and subsequent years, not yet due and payable.

This is improved property, known as: **664 Magnolia Lane, Nashville, TN 37211**.

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 **30th** day of **June, 2016.**

Ronald Lee Graham

Ronald Lee Graham

Marjorie Lee

Marjorie Lee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Ronald Lee Graham and wife, Marjorie Lee,** the within named sellers, 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 and official seal at Nashville, Tennessee, this **30th** day of **June, 2016.**

Notary Public

My Commission Expires: _____

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017