This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/16 10:14 3 pgs
Fees:18.00 Taxes:388.50
20160706-0068967

ADDRESS NEW OWNER:
Stephanie M. Newton
4604 Woodside Drive
Old Hickory, TN 37138-1944

SEND TAX BILL TO:
New Owner

33046

MAP/PARCEL 064-08-0-076.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Mildred Adams, an unmarried woman,** has this day bargained and sold, and does hereby transfer and convey unto **Stephanie M. Newton, unmarried,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11B on the Plan of Zone Lot Division, Lots 7 thru 12, Section Two, Lake Country of record in Plat Book 5200, page 788, as amended in Plat Book 5200, Page 664, 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 Mildred Adams by Warranty deed from Mildrid Hauge, unmarried of record in Instrument No. 20060828-0105932 Register's Office for Davidson County, Tennessee, dated August 25, 2006 and recorded on August 28, 2006.

This is improved property known as: **4604 Woodside Drive, Old Hickory, Tennessee 37138-1944**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2016 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in Book 5200, page 788, amended in Plat Book 5200, page 664, and restrictions in Book 6275, page 571, and encumbrances as may be shown

of record in the office of the Register of Deeds where the real property is situated.

RULES AND REGULATIONS: This conveyance is made subject to all Governmental rules and regulations and all Davidson County Health Department rules and regulations.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 30th day of June, 2016.

Mildred Adams

Mildred Adams

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Mildred Adams,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 30th day of June, 2016.

NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 3, 2016

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $105,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: _____

GERALD C. PATTERSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES OCTOBER 7, 2019

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, GEORGE E. MUDTER, JR., a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

