BILL GARRETT, Davidson County
Trans:T20160058464 DEEDWARR
Recvd: 07/08/16 15:04 2 pgs
Fees:13.00 Taxes:976.43
20160708-0070223

Prepared By & Return To:
Tennessee Title Services, LLC
101 Springhouse Court, Suite 202
Hendersonville, TN 37075
16-0532HVA

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $263,900.00.

Affiant

KAYLA R. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
MACON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 30th day of June, 2016.

Notary Public
Commission Expires: 11-2018

Address of New Owner	Send Tax Bills To:	Map & Parcel
Scott Lewis McClenithan 6113 Allen Court Hermitage, TN 37086	Iberia Bank Mortgage Company d/b/a IBERIABANK MORTGAGE 12719 Cantrell Road Little Rock, AR 72223	087-09-0-113.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Thomas C. Newman and wife, Kristen D. Newman

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott Lewis McClenithan

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 being Lot Number 58 on the Plan of Final Plat of New Hope Estates, Phase Three, of record in Plat Book 9700, Page 494, in Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

BEING the same property conveyed to Thomas C. Newman and wife, Kristen D. Newman by Warranty Deed from Continental Development and Construction, Inc., dated 3/23/01 and filed for record on 3/27/01 in Instrument No. 20010327-0029460, in Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6113 Allen Court, Hermitage, TN 37086.

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, their heirs and assigns forever; and we so covenant with 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 30th day of June, 2016.

Thomas C. Newman

Kristen D. Newman

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Thomas C. Newman and wife, Kristen D. Newman** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hendersonville, Tennessee this 30th day of June, 2016.

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Kim Gillespie
Notary Public
My Commission Expires: 10-18-16

(Notary Seal)