WARRANTY DEED

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14th day of October, 2016

Notary Public:

MY COMMISSION EXPIRES: 7-2-18
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20160091262 DEEDWARR
Recvd: 10/17/16 10:44 2 pgs
Fees: 13.00 Taxes: 666.00
20161017-0109349

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Shannon D. Newsom	NEW OWNER	Parcel ID:
3135 Aidan Lane	3135 Aidan Ln	07211014800
Mt. Juliet, TN 37122	Mt. Juliet, TN 37122	

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, we

Cynthia Charlene Butterworth and Charles Kevin Colquette and Thomas Harold Colquette and Edward Wesley Colquette and Pamela Diane Barker, Devisees Under the Will of Marvalene Colquette

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Shannon D. Newsom and Frank D. Newsom, II, wife and husband

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. 174, on the Map Showing Subdivision of The Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Charles E. Colquette and wife, Marvalene Colquette by deed from John J. Watson and wife, Emily L. Watson, of record in Book 5132, Page 482, said Register's Office, dated April 1, 1977. The said Charles E. Colquette died August 8, 1983, and title vested in Marvalene Colquette as surviving tenant by the entirety. The said Marvalene Colquette died testate on September 3, 2016, and the Will was admitted to Probate as Probate No. 16P1552 of record in Probate Court of Davidson County, Tennessee. The Grantors herein execute this instrument as Devisees Under the Will of Marvalene Colquette.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 332, Pages 136 and 137, said Register's Office.

The signature of Cynthia Charlene Butterworth, Charles Kevin Colquette, Thomas Harold Colquette, and Edward Wesley Colquette is signed by his/her duly appointed Attorney-in-Fact, Pamela D. Barker, pursuant to the Powers of Attorney of record in Instrument 20161017-0109345, Instrument 20161017-0109346, Instrument 20161017-0109347, Instrument 20161017-0109348, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2006 Riverside Drive, Nashville, TN 37206

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 do 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 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 our hands this 13th day of October, 2016.

Cynthia Charlene Butterworth by Pamela D Barker, Attorney in fact
Cynthia Charlene Butterworth
By: Pamela D. Barker, Attorney-in-Fact

Charles Kevin Colquette by Pamela D Barker, Attorney in fact
Charles Kevin Colquette
By: Pamela D. Barker, Attorney-in-Fact

Thomas Harold Colquette by Pamela D Barker, Attorney in fact
Thomas Harold Colquette
By: Pamela D. Barker, Attorney-in-Fact

Edward Wesley Colquette by Pamela D Barker, Attorney in fact
Edward Wesley Colquette
By: Pamela D. Barker, Attorney-in-Fact

Pamela D Barker
Pamela Diane Barker

STATE OF TEXAS
COUNTY OF Brazoria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Pamela Diane Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brazoria County, Texas, this 13th day of October, 2016.

My Commission Expires: 09/30/2017

Notary Public

ANTHONY S. REEVES
Notary Public, State of Texas
My Commission Expires
September 30, 2017

STATE OF TEXAS
COUNTY OF Brazoria

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Pamela D. Barker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument on behalf of Cynthia Charlene Butterworth, Charles Kevin Colquette, Thomas Harold Colquette, and Edward Wesley Colquette, as his/her/their Attorney in Fact as the free act and deed of the within named Cynthia Charlene Butterworth, Charles Kevin Colquette, Thomas Harold Colquette, and Edward Wesley Colquette.

Witness my hand and official seal at Brazoria County, Texas, this 13th day of October, 2016.

My Commission Expires: 09/30/2017

Notary Public

ANTHONY S. REEVES
Notary Public, State of Texas
My Commission Expires
September 30, 2017