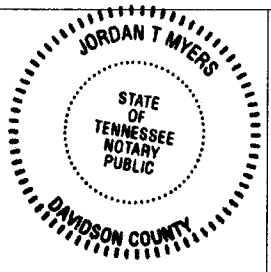
Davidson County	DEEDWARR
Recvd: 11/01/16 10:27	2 pgs
Fees:13.00 Taxes:1524.40	
20161101-0115281	



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $412,000.00

Affiant

Subscribed and sworn to before me, this the 31st day of October, 2016.

Notary Public

My commission expires: 01-08-2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

166613

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Louis Newman	NEW OWNER	**118-09-0-184.00**
938 Woodmont Boulevard		
Nashville, TN 37204		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Amy M. Burleson, single

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gwen Sebastian and Louis Newman, wife and husband

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in the 7th Civil District of Davidson County, Tennessee, being a part of the South part of Lot 21 on the map of the Noelton Subdivision, not of record, and described according to a copy of a survey thereof made March 22, 1947, by W. A. Blanchard, surveyor, as follows: Beginning at a point in the North margin of Woodmont Boulevard, 321.5 feet East of the Easterly margin of 10th Avenue South, now Lealand Lane; thence North 7 degrees 35' East 199.4 feet to an iron pin in the South line of the property conveyed to Walter M. Williams and wife, by deed of record in Book 1035, Page 414, said Register's Office, said point being 309 feet East of the Easterly margin of Lealand Lane, as measured along Williams' South line South 83 degrees 52' East 69 feet to an iron pin; thence South 3 degrees 55' West 199.7 feet to an iron pin in the North margin of Woodmont Boulevard; thence with the margin of the same North 83 degrees 55' West 81.5 feet to the beginning.

Being the same property conveyed to Amy M. Burleson, a single woman by Warranty deed from Gina Brown of record in Instrument No. 20130501-0043634 Register's Office for Davidson County, Tennessee, dated April 26, 2013 and recorded on May 1, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 938 Woodmont Boulevard, Nashville, TN 37204.

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 HANDS EFFECTIVE AS OF October 31, 2016:

Amy M. Burleson

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Amy M. Burleson, the within named Grantor(s), 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, at office, this the 31st day of October, 2016.

My Commission Expires: 5/25/20

Notary Public

20161613R

WILLIAMSON COUNTY DORA L. MOBLEY NOTARY PUBLIC STATE OF TENNESSEE

True Copy Certification

I Maxwell Coyle, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Maxwell Coyle

State of Tennessee/County of Williamson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Maxwell Coyle, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shelly M Smith Commission Expires 4-24-2018

SHELLY M SMITH STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY