BILL GARRETT, Davidson County
Trans:T20160113770 DEEDWARR
Recvd: 12/27/16 15:41 2 pgs
Fees:13.00 Taxes:351.50
20161227-0135945

Warranty Deed

STEVEN T. MORRIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 3, 2017	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $95,000.00. Affiant Subscribed and sworn to before me, this the 23rd day of December, 2016. Notary Public My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Amy Newell	MOVEMENT MORTGAGE	
117 Eastmoreland St.	941 SEAHAWK CIR.	023-00-0-065.00
Nashville, TN 37207	VIRGINIA BEACH, VA 23452	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CAROLYN SUE WITHERS NEWELL, UNMARRIED,**HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **AMY NEWELL**, AN **UNMARRIED WOMAN,** 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:

A tract of land in the 10th Civil District of Davidson County, Tennessee described according to a survey and plat made by A.L.Nimmo, June 19 and 20, 1956, as follows:

Beginning at a point in the center line of Lickton Pike, 214 feet North of the corner of a 10 Acre tract that was conveyed to H.E. Hawkins and wife, by deed of record in Book 1160, Page 249, Register's Office for said County; thence with the center line of said Pike, North 10 degrees East 198 feet to a point; thence North 73 degrees West 18 chains; thence South 3 degrees West 5.62 chains; thence South 80 degrees East 13.62 chains to the point of beginning, containing 7.92 acres, more or less.

Being the same property conveyed to Carolyn Sue Withers Newell, a single person by 20040219-0019057 deed from James M. Withers and wife, Florence A. Withers of record in Instrument No. 20040219-0019057 Register's Office for Davidson County, Tennessee, dated February 16, 2004 and recorded on February 19, 2004.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 5246 Lickton Pike, Goodlettsville, TN 37072.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE ~~23rd~~ 22ND day of December, 2016.

Carolyn Sue Withers Newell

Carolyn Sue Withers Newell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carolyn Sue Withers Newell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this ~~23rd~~ 22ND day of December, 2016.

Notary Public

