Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church Street
Murfreesboro, TN 37130
17-0007M

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME
THIS 24th day of January, 2017

Notary Public
Commission Expires: 9.20.20

Jennifer Harris
State Of Tennessee Notary Public
County of Rutherford

Address of New Owner	Send Tax Bills To:	Map & Parcel
Phil Newman 805 Lower Park Place Antioch, TN 37013	Phil Newman 731 Longhunter Court Nashville, TN 37217	175-02-0B-158.00 CO

BILL GARRETT, Davidson County
Trans:T20170007206 DEEDWARR
Recvd: 01/25/17 11:28 2 pgs
Fees:13.00 Taxes:555.00
20170125-0008132

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,

Matthew Coombes, unmarried

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

Phil Newman

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 the First Civil District of Davidson County, Tennessee, being Unit No. 2103 as shown on Exhibit "B" to the Supplemental Declaration of Covenants, Conditions and Restrictions and Master Deed for Old Hickory Commons, Sections Two and Three of record in Instrument Number 20081117-0113467, as amended by Instrument Number 20130322-0028759, ***and as further amended in Instrument Number 20140207-0011094***, Register's Office for Davidson County, Tennessee, to which reference is here made for a more complete description.

BEING the same property conveyed to Matthew Coombes, unmarried, by Quitclaim Deed from Shannon Coombes, unmarried, dated 1/21/15 and recorded 1/29/15 in Instrument No. 20150129-0008341; and being the same property previously conveyed to Matthew M. Coombes, a married person, by Warranty Deed from Ole South Properties, Inc., a Tennessee corporation, dated 7/25/14 and recorded 8/5/14 in Instrument No. 20140805-0070097, 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: 805 Lower Park Place, Antioch, TN 37013.

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

Dated this the 24th day of January, 2017.

Matthew Coombes

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Matthew Coombes
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 Murfreesboro, Tennessee this 24th day of January, 2017.

Notary Public
My Commission Expires: 9.20.20

(Notary Seal)

