BILL GARRETT, Davidson County
Trans:T20170010788 DEEDWARR
Recvd: 02/06/17 12:31 2 pgs
Fees:13.00 Taxes:296.00
20170206-0012340

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$80,000.00
|Susan Newton
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
| 2nd day of February, 2017.
|Zachary K Wright
|NOTARY PUBLIC
|MY COMMISSION EXPIRES: 05/30/2018
| (AFFIX SEAL)

ZACHARY K. WRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Newton Susan Newton 1300 Teddy's Place Mt. Juliet, TN 37122	New Owner	108.03-0-080.00

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,

Janie R. Winn AKA Janie Reid Winn, Widow

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Susan Newton and husband, Brian Newton

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. 62 A on the Plan of Zone Lot Division Lots 56, 58, 59, 62, 63, 67, and 99, Patio Villa Section 5, of record in Book 5200, Page 633, amended in Book 6250, Page 813, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James R. Winn and wife, Janie R. Winn by Warranty Deed from Alan D. Revelette and wife, Candace M. Revelette, dated November 22, 1995, of record in Book 9870, Page 519, Register's Office for Davidson County, TN. James R. Winn died on March 23, 2015, leaving property vested in Janie R. Winn as surviving tenant by the entirety. Janie R. Winn and Janie Reid are one and the same person.

This instrument is being executed pursuant to a Power of Attorney of record in Instrument Number 20170202-0011142, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 6250, Page 813, a resubdivision of Book 5200, Page 633, Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Book 619, Page 70, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1133 Cabana Drive, Nashville, TN 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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 my hand(s) this 2nd day of February, 2017.

Janie Reid Winn by Doris Rebecca Darby, Attorney in fact

Janie Reid Winn by Doris Rebecca Darby, Attorney in Fact

STATE OF Florida
COUNTY OF Polk

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Doris Rebecca Darby, Attorney-in-Fact for Janie Reid Winn, the Bargainor, with whom I am personally acquainted, or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained, and as Attorney-in-Fact on behalf of Janie Reid Winn for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of February, 2017.

Cynthia Fritz
NOTARY PUBLIC

My Commission Expires: 11/16/17

CYNTHIA FRITZ
MY COMMISSION # GG 007889
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076