WARRANTY DEED

PAGE-H17022

STATE OF Tennessee

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Mary J. Page
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF March, 2017.

(Affix Seal) Notary Public

My Commission Expires: 12-11-18

ROBERT WESLEY BROWN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
PROPERTY TITLE SERVICES, LLC
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075 (615-264-8727)

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Mary J. Page, unmarried	NEW OWNER Mary J. Page	043.09-0-101
110 Maple Drive	110 Maple Drive	
Hendersonville, TN 37075	Hendersonville, TN 37075	

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 consideration, the receipt of which is hereby acknowledged, I/we, RUTHIE NEWMAN, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MARY J. PAGE, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Parcel No. 1:

Land in Davidson County, Tennessee, being Tract No. 20 of Woodlawn Estates, a Subdivision in the County of Davidson, State of Tennessee, a plat of which subdivision is of record in Book 843, page 82, Register's Office for Davidson County, Tennessee.

Said Tract 20, Block D, above referred as shown on said Map, fronts 101 feet on the northerly side of Cumberland Avenue and runs back between parallel lines 165 feet to a dead line, and measures 101 feet thereon.

Being part of the same property conveyed to Delmar L. Newman and wife, Ruthie Newman by deed from Naomi Cline, unmarried of record at Book 11043, page 75, recorded on 07/30/1998, Register's Office for Davidson County, Tennessee.

Delmar L. Newman died on 02/11/2012, leaving Ruthie Newman as surviving tenant.

( ) unimproved
This is (X) improved property known as 305 Cumberland Avenue, Madison, Tennessee 37115.

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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.

BILL GARRETT, Davidson County
Trans:T20170022902 DEEDWARR
Recvd: 03/17/17 11:22 2 pgs
Fees:13.00 Taxes:721.50
20170317-0026255

Witness my/our hand(s) this 10th day of March, 2017 :

Ruthie Newman By: Angela Hunter, Attorney In Fact
Ruthie Newman by Angela Hunter, POA

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Angela Hunter**, with whom I am personally acquainted, (or proven to me on basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **Ruthie Newman**, and who acknowledged that he/she executed the same as the free act and deed as power of attorney of the said **Ruthie Newman** for the purposes therein described.

Witness my hand and official seal at Sumner County, TN this 10 day of March 2017.

My Commission Expires:

Notary Public

RHONDA M. HANNAH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 6-18-2019