This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

BILL GARRETT, Davidson County
Trans:T20170032352 DEEDWARR
Recvd: 04/18/17 10:30 2 pgs
Fees:13.00 Taxes:1439.30
20170418-0037586

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michelle Meere 620 Boscobel St. Nashville, TN 37206	Legacy Home Loans, LLC 8119 Isabella Lane, Suite 105 Brentwood, TN 37027	093040-003.00

THIS INDENTURE, made this 17th day of April, 2017 between

Judy Ann Newman, unmarried

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Michelle Meere, an unmarried person

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 41 of Williams Addition to Edgefield, now East Nashville, said Addition is of record in Book No. 21, Page 45 of the Register's Office for said County. Said Lot No. 41 fronts fifty feet on the Southerly side of Boscobel Street, and runs back between parallel lines 175' to an alley.

Being the same property conveyed to Judy Ann Newman by Quitclaim Deed dated 12/16/15 from Needa Frances Newman and Sherry Newman Nichols of record in Instrument No. 20151218-0127518 and by Affidavit of Heirship dated 8/10/11 of record in Instrument No. 20110810-0061721 and by Quitclaim Deed dated 8/10/11 from Howard R. Newman, Jr. of record in Instrument No. 20110810-0061722 and by Warranty Deed dated 5/9/72 from Lillie Mae Upchurch of record in Book 4600, Page 578, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 620 Boscobel St., Nashville TN 37206.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2017 real property taxes

which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Judy Ann Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Judy Ann Newman, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 17th day of April, 2017.

Notary Public
My Commission Expires: 7/8/19



STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $389,000.00.

Affiant

Sworn to and subscribed before me, this 17th day of April, 2017.

Notary Public
My Commission Expires: 7/8/19

