Sidwell

WARRANTY DEED

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37874

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 10/31/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Newman	NEW OWNER	148-05-0-123.00
(NAME)	(NAME)	
4327 Beekman Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20170048868 DEEDWARR
Recvd: 06/08/17 10:50 2 pgs
Fees:13.00 Taxes:821.40

20170608-0057493

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 considerations, the receipt of which is hereby acknowledged, I, **Laurie K, Hester, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **David Newman, a married man and Brian Harrison, an unmarried man, tenants in common** ~~**with right of survivship**~~, hereinafter called the GRANTEE(S), 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 all of Lot No. 105 on the Plan of Section Four, Haywood Acres, of record in Plat Book 2900, Page 93, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Laurie K. Hester, a married woman by Warranty Deed from Robert D. Brasier and wife, Vicky L. Brasier dated 08/11/2011, recorded 08/12/2011 of record in Instrument No. 20110812-0062257, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for 2017 and subsequent years, a lien not yet due and payable.
All matters shown on the plat of record in Plat Book 2900, Page 93, in the Register's Office for Davidson County, Tennessee.
Covenants, conditions, easements and restrictions of record in Book 3075, Page 160, Declaration of Intent Haywood Acres, Section IV of record in Book 4562, Page 415, in the Register's Office for Davidson County, Tennessee.
Easement for the flow of Sorghum Branch, as much as thereon may flow, from time to time.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations

and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 308 Margo Lane, Nashville, TN 37211

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 this 2nd day of June, 2017.

Laurie K, Hester

State of Tennessee
County of Williamson

Personally appeared before me Laurie K, Hester, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

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

Notary Public
My Commission Expires: 8/27/17

DONALD R. HARTSFIELD, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027