FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$359,000.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **June 15, 2017.** Notary Public MY COMMISSION EXPIRES: May 22, 209 (AFFIX SEAL)

MICHELLE LEE PEPPER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-37886

WARRANTY DEED

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

BILL GARRETT, Davidson County
Trans:T20170052009 DEEDWARR
Recvd: 06/19/17 10:43 2 pgs
Fees:13.00 Taxes:1328.30
20170619-0061127

2506 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**17-0181**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alison Walton	New Owner	**72-11-148.00**
(NAME) **2006 Riverside Dr**	(NAME)	
(ADDRESS) **Nashville,TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Shannon D. Newsom and Frank D. Newsom, II, wife and husband,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alison Walton, a single woman,** 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. 174, on the Map Showing Subdivision of The Waters Place, as of record in Book 332, Pages 136 and 137, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 50 feet on the west side of Riverside Drive and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Shannon D. Newsom and Frank D. Newsom, II, wife and husband by Warranty Deed from Cynthia Charlene Butterworth and Charles Kevin Coiquette and Thomas Harold Coiquette and Edward Wesley Coiquette and Pamela Diane Barker, Devisees Under the Will of Marvalene Coiquette dated October 14, 2016, filed of record in Instrument Number 20161017-0109349, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **2006 Riverside Dr, Nashville, TN 37206**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **15th** day of **June, 2017**.

Frank D.Newsom, II

Shannon D. Newsom

STATE OF **TENNESSEE**
COUNTY OF Wilson

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Frank D. Newsom, II and Shannon D. Newsom**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **15th** day of **June, 2017**.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY