BILL GARRETT, Davidson County
Trans:T20170052741 DEEDWARR
Recvd: 06/20/17 12:35 2 pgs
Fees:13.00 Taxes:666.00
20170620-0061949

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $180,000.00.

Stephanie Doné
Affiant

Subscribed and sworn to before me, this 16th day of June, 2017.

Melissa Jansen
Notary Public
My commission expires:

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2021

05-1705-67127

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Candace Newson 510 Robbie Ann Court Madison, TN 37115	Candace Newson 510 Robbie Ann Court Madison, TN 37115	052-01-0-C-032.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Tanner S. Thede and Samantha D. Doezema, now Thede, Husband and Wife,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Candace Newson, an unmarried woman,** hereinafter called the Grantees, their successors 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. 32, on the Plan of Revised Neely's Chase, of record in Book 7900, Page 196, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tanner S. Thede, unmarried and Samantha D. Doezema, unmarried by deed from Marc T. Hudson and Holly Erin Jernigan by Floyd Jernigan, Trustee of Holly Erin Jernigan Supplemental Need Trust, heirs at law of Margaret J. Hudson, dated April 15, 2014, recorded April 22, 2014, of record in Instrument No. 20140922-0086606, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 510 Robbie Ann Court, Madison, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 16th day of June, 2017.

Tanner S. Thede

Samantha D.Thede

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Tanner S. Thede and Samantha D.Thede**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 16th day of June, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 10-20-19

