Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:

Newsom Real Estate Investment, LLC
3135 Aiden Lane
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP & PARCEL: 08107040000

BILL GARRETT, Davidson County
Trans:T20170055242 DEEDWARR
Recvd: 06/28/17 11:00 2 pgs
Fees:13.00 Taxes:795.50
20170628-0064963

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **RAYMOND UFFORD, a single man,** has this day bargained and sold and do hereby transfer and convey unto, **NEWSOM REAL ESTATE INVESTMENTS, LLC, a Tennesse limited liability company,** its successors and assigns, forever, a certain tract or parcel of realty situated in the Civil District of Rutherford County, State of Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 50 on the Map of Cephas Woodard Subdivision of Lots Nos. 5 and 6 of the Woodard Plan, as of record in Book 161, page 174, Register's Office for said County.

Said Lot No. 50 fronts 62 feet on the West side of Cephas Avenue and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Raymond Ufford, a single man, by Warranty Deed from The Holy Temple Church of the Lord Jesus Christ of the Apostolic Faith of record in Instrument No. 20170614-0059607, Register's Office for Davidson County, Tennessee, and as corrected by Scrivener's Affidavit in Instrument No. 20170620-0062130, said Register's Office.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2017 will prorated between the parties herein.

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

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for

the 2017 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 26th day of June, 2017.

Raymond Ufford

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named Raymond Ufford, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 26th day of June, 2017.

NOTARY PUBLIC

EILEEN SMITH
STATE OF TENNESSEE NOTARY PUBLIC
CANNON COUNTY

My Commission Expires: 7/23/18

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $215,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 26th day of June, 2017.

NOTARY PUBLIC

TONYA THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON
MY COMMISSION EXPIRES:

My commission expires: 9-6-20