Davidson County DEEDWARR
Recvd: 07/20/17 08:40 3 pgs
Fees:18.00 Taxes:880.60
20170720-0073059

Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
17-1198TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 238,000.00.

Donald E. Woods
Affiant

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HOWARD OSEWALT
Notary Public
BRADFORD TWP, CLEARFIELD COUNTY
My Commission Expires Jan 24, 2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th day of July, 2017.

Notary Public

Commission Expiration: 1-24-20

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Frank Newsom, II 902 Chadwell Drive Madison, TN 37115	SAME AS NEW OWNER.	05103006200

WARRANTY DEED

FOR AND IN 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, **Donald E. Woods, unmarried**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Frank Newsom, II, married** 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:

Property known as 902 Chadwell Dr Madison, TN 37115, County of Davidson

Land in Davidson County, Tennessee, being Lot No. 130 on the Plan of Section Two, Pleasant Acres, as of record in Book 2133, Page 75, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Donald E. Woods and wife, Rose J. Woods by deed from David W. Callies and wife, Nancy R. Callies dated 9/30/1991, recorded 10/3/1991 filed of record in Book 8457, Page 418, said Register's Office. The said Rose J. Woods having since died on 12/24/2013 leaving Donald E. Woods as surviving tenant.

Tax Map and Parcel ID is as follows 05103006200

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as: 902 Chadwell Drive, 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 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.

Witness my hand this 13th day of July, 2017.

Donald E. Woods

Donald E. Woods

STATE OF PA
COUNTY OF Clearfield

On this 13th day of July, 2017, before me personally appeared **Donald E. Woods, unmarried**, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 13th day of July, 2017.

Notary Public

Commission Expiration: 1-24-20

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
HOWARD OSEWALT
Notary Public
BRADFORD TWP, CLEARFIELD COUNTY
My Commission Expires Jan 24, 2020

True Copy Certification

I, **Carrie Porter**, do hereby make oath that I am a licensed attorney and /or the custodian of the electronic version of the attached document tendered for registration here with and that this is a true and correct copy of the original document executed and authenticated according to law.

Carrie Porter

Carrie Porter

State of **Tennessee**
County of **Davidson**

Personally appeared before me, **Rita B Mitchell**, a notary public for this county and state, **Carrie Porter** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rita B Mitchell

Rita B Mitchell

My Commission Expires: **3/31/2020**

