Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$260,000.00**

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th day of September, 2017.

_____
NOTARY PUBLIC: 2-25-20
MY COMMISSION EXPIRES:
(AFFIX SEAL)

HUGH HENDERSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER My Comm. Expires February 25, 2020

Bill Garrett Davidson County
Batch# 221 **DEEDWARR**
09/11/2017 03:02:28 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20170911-0093027

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josh Dingus and Kimberly Berry 4224 Longfellow Drive Nashville, TN 37214	Church Hill Mortgage 761 Old Hickory Blvd Ste 400 Brentwood, TN 37027	062.02-0B-269.00 CO

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,

Brandon Newton, a married person

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Joshua E Dingus, unmarried and Kimberly Berry, unmarried as tenants in common

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 all of Lot Number 253, on the plan of First Revision, Cluster Lot Development, Abbington Park, Phase Two-Section One, of record in Instrument 200810240106746, as corrected by Surveyor's Certificate of Correction in Instrument 200810300108211, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Newton, an un married man by Warranty Deed from Dremund Rozell Powell and Tamara Joy Powell, husband and wife, dated July, 20th, 2015, recorded July 22nd, 2015 in Instrument Number 20150722-0071834, Register's Office for Davidson County, Tennessee.

This property is not nor has ever been the principal residence of the spouse of the grantor herein.

This conveyance is made subject to the following:

1) 2017 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Instrument Number 200810080102227 as revised in Instrument Number 200810240106746, Surveyor's Certificate of correction in Instrument Number 200810300108211 Register's Office for Davidson County, Tennessee.
3) Property is subject to Restrictive Covenants contained in Instrument Number 200104020031520, DCCR in Instrument Number 200810080101931,as corrected in Instrument Number 200810310108645, Register's Office for Davidson County, Tennessee.
4) Property is subject to HOA Charter of record in Instrument Number 200303030027405, Register's Office for Davidson County, Tennessee.
5) Property is subject to By-Laws of record in Instrument Number 200303030027406, Register's Office for Davidson County, Tennessee.
6) Property is subject to Stormwater Detention Agreement of record in Instrument Number 200305080061633, Register's Office for Davidson County, Tennessee
7) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4224 Longfellow Drive, Nashville, TN 37214**
(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 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.

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203

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Witness my hand(s) this 6 day of September, 2017.

Brandon Newton

STATE OF Missouri
COUNTY OF Jackson

Personally appeared before me, Brandon Newton, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of September, 2017.

NOTARY PUBLIC

My Commission Expires:

Robert L. Preston Jr
Notary Public-Notary Seal
State of Missouri-Jackson County
Commission # 15786075
My Commission Expires Apr 29, 2019

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076