This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P17-0750-D

Bill Garrett Davidson County
Batch# 18444 DEEDWARR
10/26/2017 11:06:25 AM 2 pgs
Fees: $13.00 Taxes: $242.54

20171026-0109917

WARRANTY DEED

Address of New Owners:
Edith W. Newsom
3249 Trails End Lane
Nashville, TN 37214

Send Tax Bills To:
New Owner

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,
Gerald Newsom and wife, Katherine Newson

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Edith W. Newsom, unmarried

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:

Lying and being in Davidson County, Tennessee, and being Lot No. 17-B Zone Lot Division of Lots 12, 13, 14, 15, 16, 17 & 18, Trailwood Subdivision, Section One, of record in Plat Book 6250, Page 140 amending Plat Book 5210, Page 351, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Edith W. Newsom by deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C., dated February 13, 1991, and of record in Book 8292, Page 946, in the Register's Office of Davidson County, Tennessee. Also being the same property conveyed to Gerald Newsom by Quitclaim Deed from Edith W. Newsom, dated September 3, 2015, and of record in Instrument Number 20150911-0092658, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Trails End Lane.

This property is subject to all matter shown in Book 5210, Page 351 as amended in Book 6250, Page 140, in the Register's Office of Davidson County, Tennessee.

This is ( ) Unimproved (X) Improved property known as 3249 Trails End Lane, Nashville, TN 37214

THIS CONVEYANCE IS SUBJECT TO: 2017 Davidson County Taxes which have been prorated and assumed by Grantee;

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, 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 our hands this the 24th day of October, 2017.

Gerald Newsom

Katherine Newson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gerald Newsom and wife, Katherine Newson, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainors, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of October, 2017.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,550.00.

Affiant

Subscribed and sworn to before me, this the 24th day of October, 2017.

Notary Public

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/20

Parcel ID: 108120162.00