Bill Garrett Davidson County
Batch# 31740 DEEDWARR
11/30/2017 11:52:30 AM 3 pgs
Fees: $18.00 Taxes: $532.80
20171130-0122245

# WARRANTY DEED

JODI JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF NOVEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES: 7-26-2021
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 17-1027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Wayne H. Frick, a single man | Century Lending Company | #10812015700 |
| (NAME) 3257 Lakeford Drive | (NAME) 9931 Corporate Campus Drive, Ste 1200 | |
| (ADDRESS) Nashville, TN 37214 | (ADDRESS) Louisville, KY 40223 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED FORTY-FOUR THOUSAND AND NO/100 DOLLARS ($144,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
**MICHAEL NEWMAN AND WIFE, JENNY WILSON NEWMAN,**
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO
**WAYNE H. FRICK, A SINGLE MAN,**
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:

A certain tract or parcel of land in Davidson County, Tennessee, being all of Lot No. 120-B on the Plan of Zone Lot Division Lots 39, 40, 42, 118, 119, 120, Section 4, East Lake Subdivision, as shown by plat appearing of record in Plat Book 5800, Page 245, amended in Plat Book 6250, Page 97 (erroneously cited as Plat Book 6200, Page 102 in prior deeds) of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Michael Newman and wife, Jenny Wilson Newman by deed from Carmon L. Ferrell f/k/a Carmon L. Dreaden, a married woman, of record in Instrument 20061117-0143166, dated November 14, 2006, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 6152, Page 427, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Plat Book 5800, Page 245, as amended in Plat Book 6250, Page 97, said Register's Office; (3) Sewer Easement of record in Book 6147, Page 893, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 3257 Lakeford Drive, Nashville, TN 37214
(House No.) (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.

Witness our hands this 27th day of November, 2017.

Michael Newman

Jenny Wilson Newman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public for the County of Davidson and State of Tennessee, do hereby certify that Michael Newman and wife, Jenny Wilson Newman personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 27th of November, 2017.

Notary Public

My Commission Expires: 7.2.18

(SEAL)

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

# True Copy Certification

I, Penny Y. Ray, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/19
Notary' Seal (if on paper)

