WARRANTY DEED

Bill Garrett Davidson County
Batch# 62543 DEEDWARR
02/26/2018 03:27:24 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20180226-0018034

M-MN-18-2307

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA JANSEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-08-2021

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Misty M. Newcomb	**Bank of Tennessee**	
(NAME)	(NAME)	
2307 Aubrey Drive	**301 E. Center Street**	**084-11-0-146.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Kingsport, TN 37660**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PATRICIA E. OLHAUSEN, AN UNMARRIED PERSON,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **MISTY MICHELLE NEWCOMB, MARRIED WOMAN,** hereinafter called the Grantee, her heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 225 on the Plan of a Subdivision of C.R Quarles Lands, Maplecrest of record in Plat Book 1835, Page (s) 27 and 28, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Patricia E. Olhausen, an unmarried person by Warranty deed from Randall W. Jones, joined by his wife, Linda Wiseman-Jones of record in Instrument No. 20010607-0060292 Register's Office for Davidson County, Tennessee, dated May 29, 2001 and recorded on June 07, 2001.

This conveyance is subject to:
- Taxes for the year 2018, a lien not yet due and payable.
- All matters shown on the Plan of record in Plat Book 1835, Page (s) 27 and 28, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1874, Page 452, as amended in Book 1906, Page 357, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2307 Aubrey Drive, Nashville, Tennessee 37214**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF FEBRUARY, 2018.

Patricia E. Olhausen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PATRICIA E. OLHAUSEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of February, 2018.

Notary Public

My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212