This Instrument was Prepared by:
Bankers Title & Escrow Dickson, LLC
214 E. College Street, Suite B
Dickson, TN 37055
P18-0150-D

Bill Garrett Davidson County
Batch# 68118 DEEDWARR
03/13/2018 10:53:46 AM 2 pgs
Fees: $13.00 Taxes: $333.00
20180313-0023567

WARRANTY DEED

Address of New Owners:
Gerald Newson & Katherine Newsom
515 Edwin Street
Nashville, TN 37207

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,
Jerry Wayne Johnson and wife, Kimberly Johnson (also known as Kim Johnson)

hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto
Gerald Newsom and wife, Katherine Newsom

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 Lot No. 36 on the Plan of Rawls Tract Subdivision, Section Two, as of record in Book 1424, Page 84, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jerry Wayne Johnson and wife, Kim Johnson by deed from Richard P. Fudge, married (Julia S. Fudge joined in), dated February 12, 1999 and of record in Book 11345, Page 15, in the Register's Office of Davidson County, Tennessee.

This property is subject to the right of way of Edwin Street.

This property is subject to all matters shown in Book 1424, Page 84, in the Register's Office of Davidson County, Tennessee.

This is (X) Unimproved ( ) Improved property known as 515 Edwin Street, Nashville, TN 37207

THIS CONVEYANCE IS SUBJECT TO: 2018 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 9th day of March, 2018.

Jerry Wayne Johnson

Kimberly Johnson

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~

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

Witness my hand and official seal this the 9th day of March, 2018.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 3, 2020

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~

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

Witness my hand and official seal this the 9th day of March, 2018.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 3, 2020

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~

The actual consideration or value, whichever is greater, for this transfer is $90,000.00.

Affiant

Subscribed and sworn to before me, this the 9th day of March, 2018.

Notary Public

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

My Commission Expires: March 3, 2020

Map:
Parcel: 071 080 359.00