Bill Garrett Davidson County
Batch# 68985 DEEDWARR
03/14/2018 10:36:30 AM 3 pgs
Fees: $18.00 Taxes: $873.20
20180314-0024096

# 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 $236,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22nd day of January.

Notary Public

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

**THIS INSTRUMENT WAS PREPARED BY** AMD RETURNED
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO(S). |
|---|---|---|
| Joerg Rieger and Rosemarie Rieger | Joerg Rieger and Rosemarie Rieger | 141 12 0B 089.00 |
| (NAME) | (NAME) | |
| 308 Harpeth Ridge Drive | 308 Harpeth Ridge Drive | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of Two Hundred Thirty-Six Thousand And No/100 Dollars ($236,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Ashley N. Newton, f/k/a Ashley N. Harrington and Hunter G. Newton, wife and husband**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Joerg Rieger and Rosemarie Rieger, husband and wife**, 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 Number 101 on the Plan of Phase 4, Southampton, of record in Book 6250, Page 565, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ashley N. Harrington and husband, Brian Harrington by Warranty Deed from Christopher M. Jones and wife, Gila M. Jones dated June 13, 2008 and recorded June 18, 2008 as Instrument No. 20080618-0062563, in said Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Ashley N. Harrington, an unmarried woman by Quitclaim Deed from Brian Harrington, an unmarried man dated February 26, 2015 and recorded March 04, 2015 as Instrument No. 20150304-0018784, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

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Hunter G. Newton joins in this conveyance for the purpose of conveying all right, Title and interest he may have in and to the above described property as spouse of Ashley N. Newton f/k/a Ashley N. Harrington.

unimproved ☐
This is improved ☒ property, known as 7153 Bay Cove Trl, Nashville, TN 37221

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, has 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 22nd day of January, 2018

Ashley N. Newton f/k/a Ashley N. Harrington

Hunter G. Newton

STATE OF TENNESSEE

COUNTY OF

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Ashley N. Newton, a married woman, and Hunter G. Newton, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 22nd of January, 2018.

Notary Public

My Commission Expires: 3/8/2021

(SEAL)

Anne Marie Angel
State of Tennessee
Notary Public
Davidson County

File Number: GRN-180201SSO

# 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)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019