**NEW OWNER:**

**GARY HOOK**
**902 CHADWELL DRIVE**
**MADISON, TN 37115**

**SEND TAX BILLS TO:**
Movement Mortgage
8024 Calvin Hall Rd.
Indian Lake, SC 29707

**Map 051**
**Group 03**
**Parcel 062.00**

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
**FILE NO: 18-0160**

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 71266 **DEEDWARR**
03/20/2018 10:33:51 AM 3 pgs
Fees: $18.00 Taxes: $1,299.58

20180320-0026065

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Fifty-One Thousand Two Hundred Thirty-Seven and 00/100 Dollars ($351,237.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NEWSOM REAL ESTATE INVESTMENTS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **GARY HOOK and JESSI HOOK, husband and wife,** ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 130, as shown on the map entitled the plan of Section Two, Pleasant Acres, of record in Plat Book 2133, Page 75, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to Newsom Real Estate Investments, LLC, a Tennessee limited liability company, by Quitclaim Deed from Frank Newsom, II, dated August 29, 2017, and recorded in Instrument Number 20170901-0090488, in the Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deed of record in Instrument No. 20170720-0073059, said Register's Office.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **902 CHADWELL DRIVE, MADISON, TN 37115**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 2133, Page 75, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 16th day of March, 2018.

NEWSOM REAL ESTATE INVESTMENTS, LLC

By: _____
Frank Newsom, II
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF Wilson

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Frank Newsom, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Managing Member** of **NEWSOM REAL ESTATE INVESTMENTS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 16th day of March, 2018.

_____
NOTARY PUBLIC

My commission expires: _____

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 8-26-2018

**********

The actual consideration or value, whichever is greater, for this transfer is **$351,237.00** .

AFFIANT

Sworn to and subscribed to before me this 16th day of March, 2018.

NOTARY PUBLIC

My commission expires: _____

TONYA B. CHENAY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires August 30, 2021