NEW OWNER:
MICHELLE EARHART
2201 LARIMORE DRIVE
NASHVILLE , TN 37214

SEND TAX BILLS TO:
USAA
PO Box 961229
Fort Worth, TX 76161-0229

Map & Parcel
095100116.00

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-0276

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 73617 **DEEDWARR**
03/27/2018 09:30:23 AM 3 pgs
Fees: $18.00 Taxes: $1,257.63
20180327-0028440

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Thirty-Nine Thousand Nine Hundred and 00/100 Dollars ($339,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **FRANK NEWSOM, II** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **MICHELLE EARHART, unmarried and ROLENDO HERNANDEZ, unmarried, as tenants in common with right of survivorship,** ("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 located in DAVIDSON County, Tennessee, and being part of Lot No. 97 on the Plan of Cloverdale, Section II, and Revision Lots 21 and 22, Section I, as shown on the plat of record in Book 2133, Page 58, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point in the westerly margin of Larimore Drive at the corner of Lots 96 and 97; thence westwardly with the line between lots 236.2 feet to a point; thence northwestwardly 163.7 feet to a point; thence northeastwardly 60.7 feet to a point in the south margin of Wanda Drive; thence eastwardly with the margin of the same and the curve of the same 188.8 feet to a point, the beginning of a curve; thence southeastwardly around said curve 39.3 feet to a point in the west margin of Larimore Drive; thence with the margin of the same southwardly 141.6 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXPRESSLY EXCLUDED THEREFROM are Tracts I and II in the Deed of record in Book 5034, Page 839, in the Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Tract I: Commencing with a point in the southern line of the plan of Cloverdale Subdivision and the common corner of Lots 97 and 96; thence N. 28 deg. 27 min. W. 121.27 feet to a point, the point of beginning; thence with the same line N. 28 deg. 27 min. W. 42.0 feet to a point; thence N. 25 deg. 30 min. E. 25.5 feet to a point; thence in the southerly direction and with a curve to the left having a radius of 2714.85 feet and a length of 60.62 feet to the point of beginning. Said tract containing 428 square feet, more or less.

Tract II: Commencing with a point in the southern line of the plan of Cloverdale Subdivision and the common corner of Lots 97 and 96; thence N. 28 deg. 27 min. W. 163.7 feet to a point; thence N. 25 deg. 30 min. E. 57.7 feet to a point, the point of beginning; thence with the same line N. 25 deg. 30 min. E. 3.0 feet to a point in the southern right-of-way of Wanda Drive; thence with the said right-of-way eastwardly and with a curve to the left having a radius of 476.1 feet and a length of 9.0 feet to a point; thence westwardly and with a curve to the left having a radius of 25.0 feet and a length of 10.62 feet to the point of beginning. Said tract containing 8.0 square feet, more or less.

Being the same property conveyed to FRANK NEWSOM, II by Warranty Deed from Marilyn Sue Davis, Devisee under the Last Will and Testament of Marcia P. Beshears, dated June 12, 2017, and of record in Instrument No. 20170614-0059500, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY which has the address of **2201 LARIMORE DRIVE, NASHVILLE, TN 37214**.

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 Book 2133, Page 58, 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.

WITNESS MY SIGNATURE hereto this 21st day of March, 2018.

FRANK NEWSOM, II

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, 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, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 21st day of March, 2018.

NOTARY PUBLIC

My commission expires: MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-26-2018

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The actual consideration or value, whichever is greater, for this transfer is **$339,900.00**.

Mary Gail Porter
AFFIANT

Sworn to and subscribed to before me this 21st day of March, 2018.

Kimberley C. Kindall
NOTARY PUBLIC

My commission expires: 7-2-2018

KIMBERLEY C. KINDALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
Kimberley C. Kindall
My Commission Expires
July 2, 2018
STATE OF TENNESSEE