WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX S

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

W-CBB-18-1302

Bill Garrett Davidson County
Batch# 79439 DEEDWARR
04/10/2018 03:46:17 PM 2 pgs
Fees: $13.00 Taxes: $591.63

20180410-0033869

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)
Joshua Scott Hengen	LAND HOME FINANCIAL	
(NAME) **1302 Massman Drive**	(NAME) 1355 WILLOW WAY SUITE 250	**107-14-A-17.00CO**
(ADDRESS) **Nashville, TN 37217**	(ADDRESS) CONCORD, CA 94520	
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TED NEWMAN AND CAROLYN J. NEWMAN, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOSHUA SCOTT HENGEN, A SINGLE MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. 17 of Copperfield Terrace Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing Copperfield Terrace Condominiums of record in Book 6326, Page 790 and plan of record in Book 6250, Page 50, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on said Master Deed; together with a percentage interest in the common elements and voting percentage as set forth in said Master Deed.

Being the same property conveyed to Ted Newman and Carolyn J. Newman by Quitclaim Deed from Ted Newman, recorded October 13, 2010 in Instrument No. 20101013-0081917 and further being the same property conveyed to Ted Newman, an unmarried man, by Warranty Deed from Keith Wu, an unmarried man, recorded October 3, 2006 in Instrument No. 20061003-0122522, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- All matters shown on the Plan of record in Plat Book 6250, Page 50, Register's Office for Davidson County, Tennessee.
- Master Deed establishing a Horizontal Property Regime of Copperfield Terrace of record in Book 6326, Page 790, Register's Office for Davidson County, Tennessee.
- Amendment to Charter of record in Book 7872, Page 33, in the Register's Office for Davidson County, Tennessee.
- Deed of Conveyance for Water Mains of record in Book 9988, Page 937, in the Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Book 6161, Page 752, 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: **1302 Massman Drive, Nashville, Tennessee 37217**.

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/our hand(s) this the 9th DAY OF APRIL, 2018.

Ted Newman

Carolyn J. Newman by Ted Newman, Attorney in Fact

Carolyn J. Newman by Ted Newman,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

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

Notary Public
My Commission Expires:
(SEAL)

G. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TED NEWMAN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of CAROLYN J. NEWMAN, and who acknowledged he/she/they executed the same as the free act and deed of the said CAROLYN J. NEWMAN.

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

Notary Public
My Commission Expires:
(SEAL)

G. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212