Bill Garrett Davidson County
Batch# 83624 DEEDWARR
04/23/2018 10:23:30 AM 3 pgs
Fees: $18.00 Taxes: $943.13
20180423-0037869

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $254,900.00

Priscilla Beatty
Affiant

Subscribed and sworn to before me, this 20th day of April, 2018.

Stacey Denson Palmer
Notary Public

My commission expires:

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Priscilla Beatty	**STATE FARM BANK**	**062020B15700CO**
4164 Longfellow Drive	**P.O. Box 419001**	
Nashville, TN 37214	**Saint Louis, MO 63141-9001**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Cory H. Newsom, a married man

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Priscilla Beatty, unmarried woman

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. 201, Phase One, Section Four, Abbington Park, as shown on plat of record in Instrument No. 20050110-0003256, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cory H. Newsom, an unmarried man, by Warranty Deed from Jeffrey T. DeNooyer and Rachel Leigh DeNooyer, husband and wife, dated June 6, 2014, of record in Instrument No. 20140609-0049880, Register's Office for Davidson County, Tennessee. **Cory H. Newsom having since married Adrianna Newsom. Adrianna Newsom joins in this conveyance for the purpose of conveying all her rights and interest, marital or otherwise.**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Bylaws of record in Instrument No. 20030303-0027406, said Register's Office.

HOA Charter of record in Instrument No. 20030303-0027405, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20030109-0004246, said Register's Office.

Deed to HOA for Common Area of record in Instrument No. 20050201-0011847, said Register's Office.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (__X__) unimproved (_____) property known as 4164 Longfellow Drive, Nashville, TN 37214.

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, have a good right to convey it and the same in 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.

Cory H. Newsom _____ Date: 4/20/18
Cory H. Newsom

A Newsom _____ Date: 4/20/18
Adrianna Newsom

STATE OF TN

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Cory H. Newsom and Adrianna Newsom, the within named Grantor(s), 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, at office, this 20th day of April, 2018.

Stacey Denson Palmer
NOTARY PUBLIC

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

My Commission Expires: _____

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI 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: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp November 30, 2020
COUNTY OF SUMNER