WARRANTY DEED

MAGNOLIA TITLE & ESCROW

1104 Estland Street

Bill Garrett Davidson County TN 37206
Batch# 94665 DEEDWARR
05/21/2018 10:45:01 AM 2 pgs
Fees: $13.00 Taxes: $1,002.70

20180521-0048316

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $271,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of April, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.17.19 (AFFIX SEAL)

RENNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leland Williams	Mortgage Investors	084 16 0 180.00
(NAME)	(NAME)	
3249 Knobview Drive	8320 East Walker Springs	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Knoxville TN 37923	
(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 considerations, the receipt of which is hereby acknowledged, **Jonathan Arch Bain Executor for the Estate of Rual S. Newton**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Leland Williams and Laura Williams, husband and wife**, hereinafter called the GRANTEE(S), his heirs and/or 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 all of Lot No. 15, on the Plan of Nob Hill, of record in Plat Book 2663, Page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Rual Sinclair Newton and wife, Elawese W. Newton by Warranty Deed from Charles M. Jones and wife, Frances Jones, dated 02/12/1962, recorded 02/20/1962, of record in Book 3342, Page 485, in the Register's Office for Davidson County, Tennessee.

The said Elawese W. Newton died on 11/25/2015, leaving the said Rual Sinclair Newton the sole surviving tenant by the entirety. The said Rual Sinclair Newton died intestate on 06/15/2017, leaving Jonathan Arch Bain executor of the Estate of Rual Sinclair Newton according to Letters of Testamentary and Order Approving sale giving the Executor full power and authority to sale the real property as filed in Docket No 17P1432 in the Seventh Circuit Court Probate Division for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3249 Knobview Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-43146
SMG TN Warranty Deed

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), his heirs and/or 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), his heirs and/or 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 hand this 17 day of May, 2018.

JONATHAN ARCH BAIN EXECUTOR FOR THE
ESTATE OF RUAL S. NEWTON

Jonathan Arch Bain

Jonathan Arch Bain
Executor of The Estate of Rual S. Newton

State of Tennessee
County of Sumner

Personally appeared before me Jonathan Arch Bain Executor for the Estate of Rual S. Newton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 19th day of April, 2018.

Notary Public
My Commission Expires: _____

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019