WARRANTY DEED

Bill Garrett Davidson County
Batch# 95327 DEEDWARR
05/22/2018 09:02:58 AM 2 pgs
Fees: $13.00 Taxes: $481.00

20180522-0048777

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of May, 2018.

Notary Public

MY COMMISSION EXPIRES: 2/25/20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Smart Title & Escrow, LLC, 256 Seaboard Lane, Suite D-101, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
David Gordon	Everett Financial, Inc., dba Supreme Lending	050-11-0-159.00
(NAME)	(NAME)	
3601 Chesapeake Drive	14801 Quorum Dr Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37027	Dallas TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Samuel Newby, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Hannah Bosgraff and David Gordon, Joint Tenants with right of survivorship, 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. 117 A & B on the Plan of Zone Lots Section Five, Chesapeake Homes of record in Plat Book 6900, Page 12, amended in Book 6900, Page 301, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

BEING the same property conveyed to Samuel Newby Jr., unmarried by Quitclaim Deed from Samuel Newby aka Samuel Newby Jr., unmarried of record in Instrument No. 20091207-0111922 Register's Office for Davidson County, Tennessee, dated November 25th, 2009 and recorded on December 7th, 2009 and Scrivener's Affidavit recorded on September 14th, 2010 in Instrument No. 20100914-0072853 Affidavit of Scrivener's Error recorded in Instrument No. 20180319-0025550.

BEING the same property conveyed to Samuel Newby (A/K/A Samuel Newby Jr.) by Quitclaim Deed from Chandra Newby, an unmarried woman of record in Instrument No. 20080408-0035355 Register's Office for Davidson County, Tennessee, dated April 3rd, 2008 and recorded on April 8th, 2008.

BEING the same property conveyed to Samuel Newby and Chandra Newby, married by Warranty Deed from Matthew Dobson and wife, Gwen Dobson of record in Instrument No. 20020613-0072068 Register's Office for Davidson County, Tennessee, dated May 30th, 2002 and recorded on June 13th, 2002.

THIS conveyance is subject to any and all zoning regulations, building restricitons and setback lines, if any, and easements and rights for public utilites applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantees herein.

Cynthia Newby, spouse of the above named Samuel Newby, Jr., joins in the this conveyance for the sole purposes of releasing any and all marital rights.

unimproved ☐

This is improved ☑ property, known as 3601 Chesapeake Drive, Nashville, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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 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.

Witness our hands this 15th day of May, 2018.

Samuel Newby Jr.

Cynthia Newby

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 15th day of May, 2018, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Samuel Newby Jr. and Cynthia Newby**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
9-7-21

Notary Public

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
September 7, 2021