Bill Garrett Davidson County
Batch# 102873 DEEDWARR
06/11/2018 09:58:46 AM 2 pgs
Fees: $13.00 Taxes: $1,294.63
20180611-0055588

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180415867

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: $349,900.00.

Affiant

Subscribed and sworn to before me, this 30th day of May, 2018.

Notary Public
My Commission Expires: 6-26-21

JAMES R. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Abigail Olivas, J Richard Olivas, and Marian Olivas 1819 Rosebank Avenue Nashville TN 37216	New Owner Franklin American Mortgage 6100 Tower Circle, Suite 600 Franklin, TN 37067	Tax Parcel ID No. 073-13-0-166.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Geoffrey W. Newhall, married,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **J. Richard Olivas and Marian Olivas, Husband and Wife, as Tenants by the Entirety as to a 96% interest. Abigail Olivas as to a 4% interest, held as Tenants in Common with Right of Survivorship with J. Richard Olivas and Marian Olivas collectively**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Henderson Gardens of record in Plat Book 2900, Page 75, 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 Geoffrey W. Hewhall & James A. Schultz by Special Warranty deed from Lasalle Bank,N.A., as Trustee, of record in Instrument No. 20081121-0114598 Register's Office for Davidson County, Tennessee, dated November 10, 2008 and recorded on November 21, 2008. (Value of consideration shown in aforementioned deed $118,000.00.)

Being the same property conveyed to Geoffrey W. Newhall by Quitclaim deed from James A. Schultz of record in Instrument No. 20120206-0010374 Register's Office for Davidson County, Tennessee, dated February 2, 2012 and recorded on February 6, 2012. (Value of consideration shown in aforementioned deed $40,250.00.)

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 073-13-0-166.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Plat Book 2900, page 75, said Register's Office.

This is improved property located at 1819 Rosebank Avenue Nashville TN 37216

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 30th day of May, 2018.

Geoffrey W. Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey W. Newhall, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of May, 2018.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018