Bill Garrett Davidson County
Batch# 103524 DEEDWARR
06/12/2018 02:28:58 PM 2 pgs
Fees: $13.00 Taxes: $484.70

20180612-0056450

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$131,000.00**
|Susan Newton
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|8th day of June, 2018.
|Jackie E. Dawson
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-30-2022
| (AFFIX SEAL)

JACKIE E. DAWSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 1-30-2022

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Newton and Susan Newton 1300 Teddys Place Mount Juliet, TN 37122	New owner	108-16-185.00

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 acknowledged, we,

Patrick J. Wells and wife, Yvonne Wells

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brian Newton and wife, Susan Newton

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, and being Lot No. 37B on the plan of Zone Lot Division Lots 35, 36, 37, of Section 3, of Lakeview Hills Subdivision, as of record at Book 5200, Page 680 (which amends plan at Book 5190, Page 728), said Register's Office, all of which reference is hereby made and the same incorporated herein for a complete description of said lot.

Being the same property conveyed to Patrick J. Wells by Special Warranty Deed from Resolution Trust Corporation, as Receiver of Hill Financial Savings and Loan Association dated December 21, 1992 of record in Book 8835, Page 813, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Book 5200, Page 680, Register's Office for County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **1305 Island View Court, Nashville, TN 37214**
(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 hand(s) this 8th day of June, 2018.

Patrick J. Wells

Patrick J. Wells

Yvonne Wells

Yvonne Wells

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Patrick J. Wells, Yvonne Wells with whom I am personally acquainted, (or who 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 8th day of June, 2018.

Jackie E Dawson
NOTARY PUBLIC

My Commission Expires: 1/30/2022

JACKIE E. DAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 1-30-2022

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076