Bill Garrett Davidson County
Batch# 109306 DEEDWARR
06/26/2018 03:35:54 PM 2 pgs
Fees: $13.00 Taxes: $1,017.50
20180626-0061642

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$275,000.00**.

Brian Mitchell
Affiant

Subscribed and sworn to before me, this the 12 day of JUNE, 2018.

Dana Delworth
Notary Public

My commission expires: 7/6/20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Chrystal Hill and Kyle B. Tredway	**NEW OWNER**	**141-06-0C-076.00 CO**
3744 Springwater Drive		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
MICHAEL A. NEWTON AND WIFE, CLAIRE NEWTON

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

Chrystal Hill and Kyle B. Tredway, Wife and Husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

20030709-0094605

Land in Davidson County, Tennessee, being Lot(s) 64, as shown on the map entitled Riverbridge Community Phase 1B, of record in Instrument No. ~~20161102-0115703~~, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to MICHAEL A. NEWTON, AN UNMARRIED MAN, by deed from Samir Djabi and wife, Andrea Djabi f/k/a Andrea Rojas, of record in Instrument No. 20161102-0115703, dated October 28, 2016, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as **3744 Springwater Drive, Nashville, TN 37221**.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is 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 Grantee, his 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-VRES-18-3744

Witness my/our hand(s) this 22 day of JUNE, 2018.

MICHAEL A. NEWTON

CLAIRE NEWTON

State of Tennessee)
County of Davidson)

On this 22 day of JUNE, 2018, before me personally appeared, **MICHAEL A. NEWTON AND WIFE, CLAIRE NEWTON,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8.20.2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY