WARRANTY DEED

Bill Garrett Davidson County
Batch# 112814 DEEDWARR
07/05/2018 01:28:35 PM 2 pgs
Fees: $13.00 Taxes: $702.63

20180705-0065171

State of Tennessee
County of Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Company, 721 President Place, Suite 100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kandy L Newman John W Newman	Franklin American Mortgage Company	073-16-0-A 127.00 CO
(NAME)	(NAME)	
127 Cumberland Trace	6100 Tower Circle, Suite 600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Franklin, Tennessee 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, We, **Jeffrey B Burt and Cristine M Burt, husband and wife,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kandy L Newman and John W Newman, 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, to-wit:

Land in Davidson **County, Tennessee, being Unit No. 127 on the Plat of Cumberland Tract, of record in Plat Book 5200, Page 724, Register's Office for said County, to which reference is made for a more complete description.**

Being the same property conveyed to Jeffrey B Burt and Cristine M Burt, husband and wife by deed of record in Instrument No 20180524-0049742, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☐

This is improved ☑ property, known as 127 Cumberland Trace, 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 my/our hands this 29th day of June, 2018.

Jeffrey B Burt

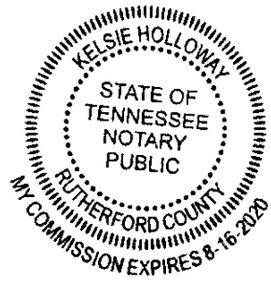
Cristine M Burt

State of Tennessee
County of Rutherford

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Jeffrey B. Burt and Cristine M. Burt the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2018.

Notary Public Kelsie Holloway
My Commission Expires: 8/16/20



File No.: 21466