Bill Garrett Davidson County
Batch# 122381 **DEEDWARR**
07/30/2018 03:09:18 PM 2 pgs
Fees: $13.00 Taxes: $425.50

20180730-0074220

Warranty Deed

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|**$115,000.00**
|Affiant

|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|26th day of July, 2018.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 6-21-2022
| (AFFIX SEAL)

TAMMY TANNER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 06-21-2022

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 1132 Cabana Drive Nashville, TN 37214	NEW OWNERS	108-03-084.00

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,

Jordan J. Parker and Breonna S. Parker, husband and wife

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, being Lot No. 66 on the Plan of Patio Villa, Section 5, as of record in Book 5200, Page 633, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jordan J. Parker and Breonna S. Parker, husband and wife by deed from James C. Norrod and wife, Michelle Norrod dated October 18, 2010, of record in Instrument Number 20101021-0084429, 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 Restrictive Covenants contained in Book 6199, Page 70, Register's Office for Davidson County, Tennessee.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Book 5200, Page 633, Register's Office for Davidson County, Tennessee.
4) Any and all restrictions, conditions, and easements of record.

This is property known as: **1132 Cabana Drive, 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 hand(s) this 26 day of July, 2018.

Jordan J. Parker

Breonna S. Parker

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Jordan J. Parker and Breonna S. Parker, 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 26 day of July, 2018.

NOTARY PUBLIC

My Commission Expires:
6-21-2022

TAMMY TANNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 06-21-2022

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