NEW OWNER:
BRYAN DONAHUE
1036 B IVERSON AVENUE
NASHVILLE, TN 37216

SEND TAX BILLS TO:
RELIANT BANK
1736 CAROTHERS PKWY, STE 100
BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 18-0969

Map & Parcel
072062A00200

Space for Recorder's Stamp

Bill Garrett Davidson County
Batch# 122750 **DEEDWARR**
07/31/2018 03:25:46 PM 2 pgs
Fees: $13.00 Taxes: $1,572.13
20180731-0074739

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Four Hundred Twenty-Four Thousand Nine Hundred and 00/100 Dollars ($424,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NEWSOM REAL ESTATE INVESTMENTS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **BRYAN FRANCIS DONAHUE, an unmarried man,** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee, and being UNIT B, 1036 IVERSON TOWNHOMES, WHICH IS A PLANNED UNIT DEVELOPMENT, created under Title 66, Chapter 27, Section 101, Tennessee Code Annotated and as established by that certain DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR 1036 IVERSON TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20170825-0087532, as amended in Instrument Number 20180723-0071444, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of UNITS A & B, 1036 IVERSON TOWNHOMES set forth in Exhibit C of said Declaration for the location of the Units described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20170825-0087532, in the Register's Office for Davidson County, Tennessee, and being more particularly shown on the Plat of UNITS A & B, 1036 IVERSON TOWNHOMES set forth in Exhibit C of said Declaration, said Register's Office.

Being a portion of the same property conveyed to NEWSOM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company, by Quitclaim Deed from FRANK NEWSOM II, dated September 25, 2017, and of record in Instrument Number 20170929-0100017, in the Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **1036 B IVERSON AVENUE, NASHVILLE, TN 37216**

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20170825-0087532, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 26th day of July, 2018.

NEWSOM REAL ESTATE INVESTMENTS, LLC

By: _____
FRANK NEWSOM, II
Its: MANAGING MEMBER

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **FRANK NEWSOM, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **MANAGING MEMBER** of **NEWSOM REAL ESTATE INVESTMENTS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 26th day of July, 2018.

_____
NOTARY PUBLIC

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY MY COMM. EXP. 6-18-2022

My commission expires:_____

****

The actual consideration or value, whichever is greater, for this transfer is **$424,900.00.**

_____
AFFIANT

Sworn to and subscribed to before me this 26th day of July, 2018.

Carmen Coats
NOTARY PUBLIC

CARMEN COATS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2022

My commission expires: _____