NEW OWNER:
NEWSOM REAL ESTATE INVESTMENTS, LLC
3135 AIDAN LANE
MT. JULIET, TN 37122

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 18-1183

Map & Parcel No.: 07202000400

Space for Recorder's stamp

Bill Garrett Davidson County
Batch# 127298 **DEEDWARR**
08/10/2018 08:21:32 AM 3 pgs
Fees: $18.00 Taxes: $592.00

20180810-0078910

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Sixty Thousand and 00/100 Dollars ($160,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GARTLAND C. REX, a single person, and WILLIAM L. RENICK, JR., a single person, as tenants in common, each owning a one-half (½) undivided interest,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **NEWSOM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company,** ("Grantee"), its 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 known and designated as the easterly 126 feet of Lot No. 80 on the Map of Maynor Place, as shown on the plat of the same of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee and being further described as follows: Said part of Lot No. 80 fronts 60 feet on the westerly side of Coney Street, and runs back 126 feet to a dead line, measuring 60 feet, more or less, thereon.
>
> Being the same property conveyed to GARTLAND C. REX, a single person and WILLIAM L. RENICK, JR., a single person, as tenants in common, each owning a one-half (1/2) undivided interest each by Quitclaim Deed from Gartland C. Rex, a single person, dated January 9, 2007, and of record in Instrument No. 20070110-0004261, Register's Office for DAVIDSON County, Tennessee. Also being the same property conveyed to Gartland C. Rex, a single person by Special Warranty Deed from the Secretary of Veterans Affairs, an Officer of the United States of America, dated April 11, 1996, and of record in Book 10021, Page 370, Register's Office for Davidson County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **3209 CONEY STREET, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its 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 Plat Book 842, Page 24, 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.

WITNESS OUR SIGNATURE hereto this 6th day of August, 2018.

GARTLAND C. REX

WILLIAM L. RENICK, JR.

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GARTLAND C. REX and WILLIAM L. RENICK, JR.**, 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 official seal at office this 6th day of August, 2018.

NOTARY PUBLIC

My commission expires:

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

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The actual consideration or value, whichever is greater, for this transfer is **$160,000.00** .

AFFIANT

Sworn to and subscribed to before me this 6th day of August, 2018.

NOTARY PUBLIC

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