31116-3

Box 14

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 135816 DEEDWARR
09/04/2018 09:12:39 AM 2 pgs
Fees: $13.00 Taxes: $786.25

20180904-0086959

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$212,500.00**

Affiant

Subscribed and sworn to before me, this the 31st day of August, 2018.

Notary Public

My commission expires: 7.8.2019
(AFFIX SEAL)

CORYLYN S. PRIEST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Isaiah D. Newson **Rebecca MH Newson**	**InterLinc Mortgage Services, LLC**	**096-110-210-00**
636 Truxton Court	**10613 West Sam Houston Pkwy, N. Ste 200**	
Nashville, TN 37214	**Houston, TX 77064**	

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, I,

Jeffrey Lee Brothers, unmarried

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

Rebecca MH Newson and Isaiah D. Newson 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 Lot No. 136 on the Plan of Hickory Bend, Section 1, of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Jeffrey Lee Brothers, unmarried by Deed from Daniel Sorreis Callicott, Melissa Ann Callicott husband and wife dated February 26, 2018, of record in Instrument No. 20180227-0018130, said Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 3300, Page 38, as amended in Book 3615, Page 38, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 3341, Page 265, Book 3346, Page 636 and in Book 3642, Page 478, Register's Office for Davidson County, Tennessee;

3) Subject to the flow of McCrory Creek over so much of the premises as lies therein. Plat designates McCrory Creek is along the rear of said lot.

4) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (_X___) Unimproved (____) property, known as **636 Truxton Court, Nashville, TN 37214**

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 that I am 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 I do further covenant and bind myself, my 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 hand(s) this **31st** day of **August, 2018.**

Jeffrey Lee Brothers

CORYLYN S. PRIEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jeffrey Lee Brothers,** the within named sellers, 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 Nashville, Tennessee, this **31st** day of **August, 2018.**

Corylyn S. Priest

Notary Public

My Commission Expires: 7-8-2019