Karen Y Johnson Davidson County
Batch# 146742 DEEDWARR
10/01/2018 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $614.20
20181001-0096852

Prepared by:
Realty Title & Escrow Company, Inc.
1904 Highway 46 South
Dickson, TN 37055

STATE OF TENNESSEE
COUNTY OF ~~DICKSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Barbara I. Adam
Affiant

Subscribed and sworn to before me, this 25th day of September, 2018.

J. ANDREW WILEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My commission expires: NOV 0 8 2021

17-1710-172766

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Barbara I. Adam 411 Gregg Court Nashville TN 37217	~~NEW OWNER~~ Guaranty Trust Co. 316 Robert Rose Dr, Murfreesboro TN 37129	149-04-0-254.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regina B. Newson, unmarried,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Barbara I. Adam, unmarried,** hereinafter called the Grantees, their successors 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. 3-A, on the Plan of Zone Lot Division, Lots 1 thru 7, Edge-O-Lake, Section 21, of record in Book 5200, Page 577, as amended in Book 6200, Page 156, as corrected in Book 6237, Page 243, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regina B. Newson by deed from Robert S. Waggener and Elizabeth M. Waggener, husband and wife, dated April 26, 1991, recorded April 29, 1991, of record in Book 8339, Page 163, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 411 Gregg Court, Nashville, TN 37217.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 25th day of September, 2018.

Regina B. Newson

STATE OF TENNESSEE
COUNTY OF DICKSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Regina B. Newson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Dickson, TN, this 25th day of September, 2018.

Notary Public

My Commission expires:

JENNIFER L. PENNELL
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY
My Commission Expires 08-27-2022

True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

