NEW OWNER:
COARTNEY JOHNSON
2134 BURNS STREET A
NASHVILLE, TN 37216

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 18-1572

SEND TAX BILLS TO:
CMG Financial
3160 Crow Canyon Rd, Suite 400
San Ramon, CA 94583
Map & Parcel
072113R00100CO

Space for Recorder's Stamp

Karen Y Johnson Davidson County
Batch# 155202 DEEDWARR
10/30/2018 02:55:30 PM 3 pgs
Fees: $18.00 Taxes: $1,405.63
20181030-0107483

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Seventy-Nine Thousand Nine Hundred and 00/100 Dollars ($379,900.00)** 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 **COARTNEY JOHNSON, an unmarried person,** ("Grantee"), her 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 A, BURNS 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 ESTABLISHING THE BURNS TOWNHOMES, A HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, of record at Instrument Number 20180320-0026223, in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the Plat of UNITS A & B, BURNS TOWNHOMES set forth in Exhibit "B" of said Declaration for the location of the Unit described herein.

Together with the Limited Common Elements and Private Elements appurtenant thereto as described in Instrument Number 20180320-0026223, 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 "B" 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 Warranty Deed from Music City Financial, LLC, a Texas limited liability company, dated November 16, 2017, and of record in Instrument No. 20171130-0122045, Register's Office for DAVIDSON County, Tennessee.

THIS IS IMPROVED PROPERTY which has the address of **2134 BURNS STREET A, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her 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. 20180320-0026223, 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 October, 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 October, 2018.

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

NOTARY PUBLIC

My commission expires

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The actual consideration or value, whichever is greater, for this transfer is **$379,900.00.**

AFFIANT

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

NOTARY PUBLIC

My commission expires: 7-26-21

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary Seal (if on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05/06/2019