**NEW OWNER:**
**KATIE PINE**
**1036 A IVERSON**
**NASHVILLE, TN 37216**

**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: 18-1642**

**Map & Parcel: 072062A00100**

**Space for Recorder's stamp**

Karen Y Johnson Davidson County
Batch# 161437 **DEEDWARR**
11/15/2018 03:20:05 PM 3 pgs
Fees: $18.00 Taxes: $1,479.63
20181115-0112756

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Three Hundred Ninety-Nine Thousand Nine Hundred and 00/100 Dollars ($399,900.00)** 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 do hereby transfer and convey unto **KATIE PINE and ZACH PINE, wife and husband**, ("Grantee"), their 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, 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, 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.

amended in 20180723-0071444

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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-P-18-1036A

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 A IVERSON, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their 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 843, 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 13th day of November, 2018.

NEWSOM REAL ESTATE INVESTMENTS, LLC

By: Frank Delano 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 DELANO 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 13th day of November, 2018.

NOTARY PUBLIC

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

**********

State of Tennessee, Davidson County:

The actual consideration or value, whichever is greater, for this transfer is **$399,900.00**.

AFFIANT

Sworn to and subscribed to before me this 13th day of November, 2018.

NOTARY PUBLIC

My commission expires: 7/6/20 DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020