WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 175639 DEEDWARR
12/19/2018 08:49:06 AM 2 pgs
Fees: $13.00 Taxes: $455.10

20181219-0123125

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $123,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of December, 2018

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Phil Newman	Same as new owner	150-09-0-067.00
(NAME)	(NAME)	
731 Longunter Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kerry E. Couch and wife, Lisa P. Couch,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Phil Newman,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 7A, as shown on the plan of Zone Lot Division of Lot Nos. 1, 2, 3, 4, 5, 6, 7, 8, 45, 46 and 47, Section 11-A, Cherry Hills, of record in Book 6250, page 233, amending Book 5200, page 730, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kerry E. Couch and wife, Lisa P. Couch, by Cash Deed for Tennessee from Jack Kemp, Secretary of Housing and Urban Development, of Washington, D.C., dated March 11, 1992, of record in Book 8576, page 567, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2018, which have been prorated; all matters appearing on the Plan of record in Book 6250, page 233, amending Book 5200, page 730; restrictions of record in Book 6436, page 644; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3031 Mossdale Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 our hands this 14th day of December, 2018.

Kerry E. Couch

Lisa P. Couch by Kerry E. Couch her Attorney-in-Fact

her Attorney-in-Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, Kerry E. Couch, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of December, 2018.

Notary Public
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

State of Tennessee
County of Williamson

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kerry E. Couch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-in-Fact for Lisa P. Couch, the within named bargainor, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Lisa P. Couch, the within named bargainor by the said Kerry E. Couch, as such Attorney-in-Fact.

WITNESS my hand and official seal at Franklin, Tennessee, this 14th day of December, 2018.

Notary Public
My Commission Expires: _____

Melanie D. DuRard
STATE OF TENNESSEE NOTARY PUBLIC
County Of Williamson
My Comm. Expires January 30, 2022

File No.: 28738