Karen Y Johnson Davidson County
Batch# 181131 DEEDWARR
01/07/2019 10:39:09 AM 2 pgs
Fees: $13.00 Taxes: $784.40
20190107-0001500

WARRANTY DEED

BRANDY DAVIS TENNESSEE NOTARY PUBLIC My Comm Exp. 07/06/2020 COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $212,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4th day of January, 2019.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Jessica Dillingham	New Owner	107 04 0 029.00
(NAME)	(NAME)	
551 Lockwood Dr		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Emily Swaggerty, f/k/a Emily Patricia Newman, n/k/a Emmett Micah Patrick Newman, an unmarried person, and Leah E. McGraw, a/k/a Leah Elizabeth McGraw, n/k/a Leah Elizabeth Newman, an unmarried person,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Jessica Dillingham, an unmarried person**, 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 all of Lot No. 46, on the Plan of Larkwood, of record in Plat Book 2900, Page 144, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Emily Swaggerty, a married woman and Leah E. McGraw, a single woman, tenants in common with the rights of survivorship by Warranty Deed from Property Acquisitions, Inc. dated February 26, 2010 and recorded March 2, 2010 as Instrument No. 20100302-0015820, in said Register's Office for Davidson County, Tennessee.

Emily Swaggerty was divorced from her husband Joshua Swaggerty by Final Decree of Divorce in the Eighth Circuit Court for Davidson County, Tennessee, Docket No. 11D-250, by which she was restored to her maiden name, Emily Patricia Newman. The said Emily Patricia Newman had his name legally changed to Emmett Micah Patrick Newman by order of the Chancery Court for Davidson County, Tennessee, Docket No. 12-1436-III. The said Emmett Micah Patrick Newman married Leah E. McGraw, the owner of the other 1/2 undivided interest in the subject real property, and her name thus became Leah Elizabeth Newman. Emmett Micah Patrick Newman and Leah Elizabeth Newman are now divorced, by Final Decree of Divorce in the Third Circuit Court for Davidson County, Tennessee, Docket No. 18D-643, and neither party has since remarried..

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This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 551 Lockwood Dr, 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, 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 4th day of January, 2019. Emily Swaggerty, f/k/a Emily Patricia Newman, n/k/a Emmett Micah Patrick Newman

Emily Swaggerty, f/k/a Emily Patricia Newman, n/k/a Emmett Micah Patrick Newman

Leah E. McGraw, a/k/a Leah Elizabeth McGraw, n/k/a Leah Elizabeth Newman

Leah E. McGraw, a/k/a Leah Elizabeth McGraw, n/k/a Leah Elizabeth Newman

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named **Emmett Micah Patrick Newman and Leah Elizabeth Newman**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of January, 2019.

Notary Public

My Commission Expires: 07/06/2020

BRANDY DAVIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 07/06/2020
COUNTY OF DAVIDSON

(SEAL)

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