Karen Y Johnson Davidson County
Batch# 182712 DEEDWARR
01/10/2019 03:24:31 PM 2 pgs
Fees: $13.00 Taxes: $1,165.13
20190110-0002891

Name and Address of New Owner:
Kristin and Sean Newsome
128 W. Marthona Road
Madison, TN 32115

Send Tax Bills To:
FirstBank
31 Seaboard Lane, Suite 205
Franklin, TN 37067

This Instrument Prepared By:
Blueprint Title TN
4521 Trousdale Drive
Nashville, TN 37204

Map & Parcel No: 042-15-0-031

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Hannah Phillips fka Hannah F. Yancey and John Phillips, wife and husband**, "the Grantors," have this day bargained and sold and by these presents do hereby sell, give, transfer and convey unto **Kristin K. Newsome and Sean Newsome, wife and husband,** "the Grantees," the following described real estate in Davidson County, Tennessee:

The Certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the south 10 feet of Lot No. 43 and all of Lot Nos. 44, 45, 46 and 47, of Block "C" on the Plan of Marthona, not of record and described according to a copy of a survey made by J.A. Mefford, Surveyor, in December 1937, as follows:

Beginning at a point in the westerly margin of Marthona Road West at the common corner of Lot Nos. 47 and 48; thence with the line between said lots 275 feet to a point; thence northerly 110 feet to a point 15 feet south of the corner of said Lot Nos. 42 and 43; thence easterly, parallel to the line between said Lots 42 and 43, 275 feet the westerly margin of Marthona Road West; thence with the westerly margin of said Road, southerly 110 feet to the point of beginning.

Being the same property conveyed to Hannah F. Yancey, unmarried by Warranty Deed from Dariusz Potocki, married dated 04/28/2016 recorded 04/29/2016, of record in Instrument No. 201604290042257, Register's Office for Davidson County, Tennessee.

The said Hannah F. Yancey having since married and now being known as Hannah Phillips.

The said John Phillips hereby joins in this convyeance to release any interest he has in the property, marital or otherwise.

This is improved property known as 128 W. Marthona Road, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate unto the Grantees, and the Grantees' successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of January, 2019.

Hannah Phillips

John Phillips

STATE OF New York
COUNTY OF Kings

On this 7th day of January, 2019, before me personally appeared Hannah Phillips fka Hannah F. Yancey and John Phillips, to me known to be the persons described herein and who executed the foregoing instrument, and acknowledged that such persons executed the same as their free act and deed.

Witness my hand, at office, this 7th day of January, 2019.

Subscribed and Sworn to before me
This 7th day of Jan 2019

Notary Signature
Notary Public
My commission expires:

BERNARD, LIONEL
Notary Public, State of New York
State of New York No. 01BE5064628
Qualified in Kings County
Commission Expire August 28, 2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $314,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
9th day of January, 2019.

Carmen Coats
Notary Public
My commission expires:

CARMEN COATS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022