Karen Johnson Davidson County
Batch# 210435 DEEDWARR
03/27/2019 12:27:30 PM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20190327-0027614

WARRANTY DEED

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$299,900.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of March, 2019.

Notary Public

My commission expires: 7-24-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Daniel Walter Newman **Alice Elizabeth Newman**	Citizens Bank, N.A.	**Map 126-15-0-B Parcel 005-00co**
7017 Lexington Point Drive	6100 Tower Circle, Suite 600	
Nashville, TN 37143	Franklin, TN 37067	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Lewis E. Braswell, IV and wife, Sarah Braswell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Walter Newman and Alice Elizabeth Newman, husband and wife

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 Lot No. 5, on the Plan of Section One, Lexington Point Subdivision, of record in Instrument No. 20000830-0085624, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lewis E. Braswell, IV and wife, Sarah Braswell, by Deed dated June 1, 2015 from William L. Barnickle and wife, Jocelyn S. Barnickle, of record in Instrument No. 20150604-0052118, Register's Office for Davidson County, Tennessee.

The conveyance of the above described parcel of land is subject to the following: (1) The Plan of record as shown in Instrument No. 20000830-0085624, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) Dedication of Common Areas to Lexington Point Homeowners' Association, Inc., of record in Instrument No. 20150123-0006862, said Register's Office. (3) Ingress and Egress Easement reserved in Book 11669, Page 837, said Register's Office. (4) Easement conveyed to Bellsouth Telecommunications of record in Instrument No. 20010329-0030190, said Register's Office. (5) Declaration of Covenants, Conditions and Restrictions of Lexington Point, of record in Instrument No. 20001018-0103445, Register's Office for Davidson County, Tennessee. (6) By-Laws of Lexington Point Homeowners' Association, Inc. of record in Instrument No. 20150220-0014706, Register's Office for Davidson County, Tennessee. (7) Charter of Lexington Point Homeowners' Association, Inc., of record in Instrument No. 20001020-0104424, said Register's Office. (8) Taxes for the current year which have been prorated and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved (__X__) Unimproved (____) property, known as **7017 Lexington Point Drive, Nashville, TN 37143**

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 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 my/our hand(s) this **25th** day of **March, 2019.**

Lewis E. Braswell, IV

Lewis E. Braswell, IV

Sarah Braswell

Sarah Braswell

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lewis E. Braswell, IV and Sarah Braswell,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **March, 2019.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 1/17/21

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