WARRANTY DEED

Karen Johnson Davidson County
Batch# 211870 DEEDWARR
03/29/2019 04:19:30 PM 3 pgs
Fees: $18.00 Taxes: $887.63
20190329-0028859

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 25TH day of MARCH, 2019.

Notary Public

MY COMMISSION EXPIRES: 5/20/21
(AFFIX SEAL)

ELIZABETH PASCHALL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

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)
Alexander Stallings and Hannah Stallings	BancorpSouth Bank	173 01 0 080.00
(NAME)	(NAME)	
227 Cedarview Dr	PO Box 3356	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tupelo, MS 38803	
(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, **Daniel Newman and Alice Newman, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Alexander Stallings and Hannah Stallings, 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. 72, on the Plan of Section 1, Monte Carlo Estates, of record in Plat Book 4675, Page 68, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Daniel Newman and Alice Newman, husband and wife by Warranty Deed from Melissa L. Temple and husband, Daniel W. Temple dated March 29, 2012 and recorded April 5, 2012 as Instrument No. 201204050029094, in said Register's Office for Davidson County, Tennessee.

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

unimproved ☐
This is improved ☒ property, known as 227 Cedarview Dr, Antioch, TN 37013

File Number: GRN-1901985SSO

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 25 day of March, 2019

Daniel Newman

Alice 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 Daniel Newman and Alice Newman, husband and wife, 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 25th of March, 2019.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 6, 2020

File Number: GRN-1901985SSO

True Copy Certification

I, Alyssa Rayne, 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Elizabeth Paschall, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Paschall

Notary's Signature

My Commission Expires: 05/30/2021

Notary' Seal (if on paper)

