STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00.

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9th day of April, 2019.

_____
Notary Public
MY COMMISSION EXPIRES: 3/21/22
File No. G19-4450

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 215832 DEEDWARR
04/10/2019 08:49:23 AM 2 pgs
Fees: $13.00 Taxes: $477.30

20190410-0032450

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Steven E. Kennard and Tasha M. Bandy (NAME)	The Farmers Bank (NAME)	142-04-0A-025.00 CO
(STREET ADDRESS)	2790 Highway 31 W (STREET ADDRESS)	
(CITY) (STATE) (ZIP)	White House, TN 37188 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, I, **Louanne Newsome, an unmarried woman,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven E. Kennard and Tasha M. Bandy, 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 Unit No. 25 of Belle Forest Condominium Apartments, of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Frances White Newsome by Warranty Deed from Barbara Von Haberstroh, an unmarried woman, dated 7/15/08 and recorded 7/17/08 in Instrument Number 20080717-0073536, Register's Office for Davidson County, Tennessee. The said Frances White Newsome died testate on July 2, 2016, and pursuant to her Last Will and Testament filed 8/18/16 in Docket No. 16P-1286 in the Seventh Circuit Court for Davidson County, Tennessee, she devised her property to her son, Henry Clay Newsome, III, who was also appointed as Executor. During the administration of the estate, the said Henry Clay Newsome, III died testate on May 12, 2017. LouAnne Newsome was appointed as Successor Executrix of the Estate of Frances White Newsome by Order filed 9/15/17. The Estate of Henry Clay Newsome, III was also probated, and pursuant to his Last Will and Testament filed 10/11/17 in Docket No. 17P-1665 in the Probate Court for Davidson County, Tennessee, he devised his entire estate to his wife, LouAnne Newsome, who was also appointed as Executrix. By Executrix's Deed dated 2/2/18 and recorded 2/2/18 in Instrument Number 20180202-0010923, Register's Office for Davidson County, Tennessee, LouAnne Newsome, Executrix of the Estate of Henry Clay Newsome, III, conveyed the subject property to LouAnne Newsome, individually.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:
1. Subject to Master Deed and By-Laws of record in Book 5438, Page 699; as amended in Book 6896, Page 144 and Instrument Number 20090819-0078072; and amendments to By-Laws of record in Book 6082, Page 866 and Instrument Number 20020321-0034877, Register's Office for Davidson County, Tennessee.

2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.

3. Subject to Leasing Rules of record in Instrument Number 20120125-0006973 and Instrument Number 20150618-0058446, said Register's Office.

4. Subject to HOA Charter of record in Book 5460, Page 987; as amended in Book 6551, Page 78, Register's Office for Davidson County, Tennessee.

5. Subject to Sanitary Sewer Easement of record in Instrument Number 20000915-0091869, Register's Office for Davidson County, Tennessee.

6. Subject to Easement to Harpeth Valley Utility District of record in Book 8019, Page 126, Register's Office for Davidson County, Tennessee.

7. Subject to Sanitary Sewer Line Easement Agreement of record in Book 5074, Page 945, Register's Office for Davidson County, Tennessee.

8. Subject to all existing easements and all other matters shown on plat of record in Plat Book 5200, Page 167, Register's Office for Davidson County, Tennessee, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 210 Old Hickory Boulevard, Unit 25, Nashville, TN 37221.

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. Whenever 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 9th day of April, 2019.

Louanne Newsome

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 9th day of April, 2019, before me personally appeared Louanne Newsome, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person free act and deed.

Witness my hand, at office, this 9th day of April, 2019.

Notary Signature
My commission expires: 3/24/22

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066