NEW OWNER:

PAUL KROGMEIER
3209 CONEY STREET
NASHVILLE, TN 37216

SEND TAX BILLS TO:
Guild Mortgage Company
P. O. Box 85304
An Diego, CA 92186

Map & Parcel 07202000400

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 19-0351

Space for Recorder's Stamp

Karen Johnson Davidson County
Batch# 222881 DEEDWARR
04/29/2019 08:34:30 AM 4 pgs
Fees: $23.00 Taxes: $1,072.63
20190429-0038798

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Eighty-Nine Thousand Nine Hundred and 00/100 Dollars ($289,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **NEWSOM REAL ESTATE INVESTMENTS, LLC,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **PAUL KROGMEIER, a single man, sole owner** ("Grantee"), his heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as the easterly 126 feet of Lot No. 80 on the Map of Maynor Place, as shown on the plat of the same of record in Plat Book 843, Page 24, in the Register's Office for Davidson County, Tennessee and being further described as follows: Said part of Lot No. 80 fronts 60 feet on the westerly side of Coney Street, and runs back 126 feet to a dead line, measuring 60 feet, more or less, thereon.

Being the same property conveyed to NEWSOM REAL ESTATE INVESTMENTS, LLC, a Tennessee limited liability company, by Warranty Deed from GARTLAND C. REX, a single person, and WILLIAM L. RENICK, JR., a single person, as tenants in common, each owning a one-half (½) undivided interest, dated August 6, 2018, and of record in Instrument No. 20180810-0078910, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **3209 CONEY STREET, NASHVILLE, TN 37216**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 842, Page 24, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 25th day of April, 2019.

NEWSOM REAL ESTATE INVESTMENTS, LLC

By: _____
Frank Newsom, II
Its: Managing Member

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Frank Newsom, II**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Managing Member** of **NEWSOM REAL ESTATE INVESTMENTS, LLC**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

WITNESS my hand and official seal at office this 25th day of April, 2019.

_____
NOTARY PUBLIC

My commission expires: _____



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The actual consideration or value, whichever is greater, for this transfer is **$289,900.00** .

AFFIANT

Sworn to and subscribed to before me this 25th day of April, 2019.

NOTARY PUBLIC

My commission expires: 2/1/23

Shella McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County

TRUE COPY CERTIFICATON

I, Jill Simmons, 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 WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jill Simmons the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 11th day of April, 2019.

Notary Public

My Commission Expires: 9.16.2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY