Karen Johnson Davidson County
Batch# 253208 DEEDWARR
07/05/2019 02:57:30 PM 3 pgs
Fees: $18.00 Taxes: $882.45
20190705-0065943

Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 19060012

S THOMPSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TN }
COUNTY OF Williamson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,500.00

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5th DAY OF July, 2019.

NOTARY PUBLIC

My Commission expires: 12.23.19

Address of New Owner	Send Tax Bills To:	Tax Information:
Latrice F. Newsome	SWBC Mortgage Corp.	052-13-0B-245.00-CO
2558 Sonar Street	9311 San Pedro #100	
Nashville, TN 37214	San Antonio, TX 78216	

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Urias C. Furbush and Sara A. Furbush, Husband and Wife,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Latrice F. Newsome, single woman,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 29, on the Plan of River Glen, Planned Unit Development, Phase 5, Section 2, of record in Instrument No. 20031006-0147480, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Urias C. Furbush, an unmarried man and Sara A. Cook, an unmarried woman, by Warranty Deed from Akeem A. Baker and Julia S. Baker, husband and wife, dated 06/22/2007 and recorded on 07/06/2007 in Instrument No. 20070706-0080777, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Urias C. Furbush and Sara A. Furbush, husband and wife, by Quitclaim Deed from Urias C. Furbush and Sara A. Cook (nka Sara A. Furbush), dated 04/05/2013 and recorded on 04/11/2013 in Instrument No. 20130411-0035874, Register's Office for Davidson County, Tennessee.

This is property generally located:
2558 Sonar Street, Nashville, TN 37214

SUBJECT TO THE FOLLOWING:

1. 2019 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Subject to all matters on Plat Book 6900, Pages 650 and 651, and Plat Book 6900, Page 671, Register's Office for said County.
3. Matters shown on the Plan of record in Instrument No. 20031006-0147480, said Register's Office.
4. Master Deed of record in Book 7566, Page 571, and amended in Instrument No. 20040915-0111301, said Register's Office.
5. By-Laws of record in Instrument No. 20040915-0111299, said Register's Office.
6. Water and Sewer Easement of record in Book 7061, Page 196, Register's Office for said County.
7. Easements of record in Book 7296, Page 484, Book 11030, Page 731, Book 3961, Page 681, Register's Office for said County.
8. Storm Water Detention Agreement of record in Instrument No. 20010816-0088874, Register's Office for said County.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Urias C. Furbush and Sara A. Furbush** has/have caused this instrument to be executed, this the 5th day of July, 2019.

Urias C. Furbush

Sara A. Furbush

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Urias C. Furbush and Sara A. Furbush,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 5th day of July, 2019.

My commission Expires: 8/27/22

NOTARY PUBLIC

BRONER MCCOY NOTARY PUBLIC STATE OF TENNESSEE LEWIS CHEATHAM COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

