Karen Johnson Davidson County
Batch# 254138 DEEDWARR
07/09/2019 01:22:30 PM 3 pgs
Fees: $18.00 Taxes: $1,054.50
20190709-0066793

WARRANTY DEED

Return to
Midtown Title, LLC
1704 Charlotte Ave #105
Nashville, TN 37203
1-19-4564

CHRISTOPHER BUCKLEY BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON CO.

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Regina B Newson 7/2/19
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 8th DAY OF July, 2019.

C Butler
Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS: Regina Newson and Rosa Newson	SEND TAX BILLS TO: Atlantic Union Bank	MAP-PARCEL NUMBERS
(NAME) **3801 Round Rock Drive**	(NAME) 1800 Robert Fulton Drive, Suite 350	17601003000
(ADDRESS) **Antioch, TN 37013**	(ADDRESS) Reston, VA 20191	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 HEREBY ACKNOWLEDGED, **Beverly J. Vannoy, unmarried,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Rosa Newson and Regina Newson, joint tenants,** HEREINAFTER CALLED THE GRANTEE, 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. 85 on the Plan of Hickory Woods, Section A of record in Book 6900, Page 511, Surveyor's Certificate of Correction in Book 7582, Page 167 and Certificate of Street Name Change in Book 9997, Page 844, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

FOR INFORMATION PURPOSES ONLY: 3801 Round Rock Drive, Antioch, TN 37013

Being the same property conveyed to Beverly J. Vannoy, unmarried by Warranty Deed from Joe D. Roberts and Martha B. Roberts, married of record in Book 10910, Page 759, Register's Office for Davidson County, Tennessee, dated April 30, 1998 and recorded on May 1, 1998. (Value or consideration shown in aforementioned deed $124,900.00.)

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 6900, Page 511 as corrected in Book 7582, Page 167 and in Book 9997, Page 844, Book 7422, Page 235, Book 7422, Page 301, as amended in Book 9678, Page 187, Book 9764, Page 44, Book 7857, Page 94, as corrected in Book 7876, Page 75, Book 9616, Page 470, and Book 11180, Page 802, Book 7857, Page 87 and Book 7876, Page 67, Book 7422, Page 273, Book 7932, Page 648, amended in Book 9678, Page 213, amended in Instrument Number 20001207-0120450, Instrument Number 20010614-0062710 and Instrument Number 20031010-0150800, Instrument Number 20011015-0111957 and Instrument Number 20010614-0062709, Book 437, Page 24 and 39, Book 9623, Page 973, Book 10153, Page 990, Book 6952, Page 830, Book 6954, Page 24, Book 7145, Page 614, Book 7145, page 518, Book 8169, Page 571 and Book 9790, Page 311, Book 4725, Page 961, Book 4435, Page 20, Book 5055, Page 441, Book 5897, Page 209, Book 5897, Page 224, Book 5909, Page 915 and Book 6079, Page 356, Book 5935, Page 707 - 719, Book 6008, Page 756 and Book 6252, Page 270, Book 8169, Page 579, Instrument Number 20040816-0098676, Instrument Number 20040517-0057261, in the Register's Office for Davidson County, Tennessee; **and all other matters of record, including all items set out on any applicable plat of record.**

unimproved
This is improved x property, known as 3801 Round Rock Dr. Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my hand this 8th day of July, 2019.

Beverly J. Vannoy

STATE OF TN
COUNTY OF Davidson

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, **Beverly J. Vannoy** with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of July, 2019.

Notary Public

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 09/25/2019

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

