Name and Address of New Owner:
Jeffrey Newton
2637 Bowater Lane
Antioch, TN 37013

Send Tax Bills To:
New Owner

Karen Johnson Davidson County
Batch# 255970 DEEDWARR
07/12/2019 09:02:30 AM 3 pgs
Fees: $18.00 Taxes: $1,128.50
20190712-0067980

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 173-09-0B-158.00-C

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Arsento Hatchett and Marquita Hatchett, husband and wife**, "the Grantor," has this day bargained and sold and by these presents does hereby sell, give, transfer and convey unto **Jeffrey Newton, a single man,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being a certain lot or parcel of land lying in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 251, on the plan of Barnes Cove, Phase 3, Section 2, as of record in Instrument No. 20060228-0023165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Arsento E. Hatchett and Marquita Anderson, husband and wife by Warranty Deed from Capitol Homes, Inc., a Tennessee corporation dated November 6th 2015 and recorded November 12th 2015 in Instrument No. 20151112-0114940 in the Official Records of Davidson County, Tennessee.

This conveyance is subject to the current year's property taxes which have been prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

TO HAVE AND TO HOLD said real estate unto the Grantee, and the Grantee's successors, heirs and assigns, forever in fee simple.

Grantor covenants that it is lawfully seized and possessed of said real estate, has good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out), and will forever warrant and defend said title against any and all lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed on the 8th day of July, 2019.

(SEAL)
Arsento Hatchett

(SEAL)
Marquita Hatchett

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of July, 2019, before me personally appeared Arsento Hatchett and Marquita Hatchett, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 8th day of July, 2019.

GREG GILBRETH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV. 8, 2021

Notary Signature
My commission expires: 11.8.21

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $305,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
8th day of July, 2019.

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022

Notary Public
My commission expires: 5/21/2022
File No. 19-367

True Copy Certification

I, Jeanetta Willis, 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 Texas

County of Collin

Personally appeared before me, [Carroll Owen], a notary public for this county and state, [Jeanetta Willis] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carroll Owen
Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

CARROLL OWEN
Notary Public, State of Texas
Comm. Expires 02-21-2022
Notary ID 131459214