THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 190621221

Karen Johnson Davidson County
Batch# 260961 **DEEDWARR**
07/23/2019 11:38:55 AM 2 pgs
Fees: $13.00 Taxes: $980.50

20190723-0072201

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $265,000.00.

Affiant

Subscribed and sworn to before me, this 19th day of July, 2019.

Notary Public
My Commission Expires: 7/6/20

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Alexa Clay	New Owner	Tax Parcel ID No.
3800 Baxter Avenue		061 15 0 298.00
Nashville TN 37216		

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 of which is hereby acknowledged, **Geoffrey Newhall, a married man,** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Alexa Clay, single woman**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being the Southerly part of Lot No. 36 on the map of the Subdivision of the Maplewood Home Tract as of record in Book 421, Page 174, Register's Office for said County.

Said part of Lot No. 36 fronts 75 feet on the Easterly side of Baxter Street and runs back between lines 226 feet, more or less, on the Northerly line and 227.36 feet on the Southerly line, along the Northerly margin of Gillock Street, to the West line of Lot No. 1 on said plan on which it measures 32 feet.

Being the same property conveyed to Geoffrey Newhall, a married man by Warranty Deed from Marcia E. Highers now known as Marcia E. Highers Sanderson, recorded on the 17th day of April, 2013 in Instrument No. 20130417-0038065, in the Register's Office of Davidson County, Tennessee.

Said property was never the marital residence of Grantor.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2019 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUBDIVISION OF THE MAPLEWOOD HOME TRACT, as recorded in Plat Book 421, Page(s) 174.

Easement for Sanitary Sewer/Storm Drainage, recorded in Book 4319, Page 825.

This is improved property located at 3800 Baxter Avenue Nashville TN 37216

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: JM-S-19-3800

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 19th day of July, 2019.

Geoffrey Newhall

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Geoffrey Newhall, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2019.

Notary Public

My Commission Expires: _____

