THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2236 NEW HOPE ROAD HENDERSONVILLE, TN 37075 FILE NO. 191477  	STATE OF TENNESSEE COUNTY OF Wilson The actual consideration or value, whichever is greater, for the transfer is $409,900.00. Affiant Subscribed and sworn before me, this 8th day of August, 2019. Notary Public My Commission Expires: 9-4-19

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
COREY JONES 5805 SEVEN POINTS TRACE HERMITAGE, TN 37076	New Owner	Map/Parcel: 098130C/036.00CO

FOR AND IN CONSDERATION 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, **TRACY D. NEWTON, UNMARRIED**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **COREY JONES, UNMARRIED**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, described as follows: To Wit:

Being Lot No. 153, on the Plan of Phase One, The Meadows of Seven Points of record in Plat Book 11700, Pages 18-20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed from Frank O. Young, Jr., unmarried to Tracy D. Newton, unmarried (marital status was erroneously stated in prior Deed), by Warranty Deed dated the 25th day of May, 2010, of record in Instrument Number 20100601-0041549, Register's Office for Davidson County, Tennessee. Grantee, Tracy D. Newton, was married at the time of conveyance. However, spouse did not occupy said property. Tracy D. Newton having since divorced said spouse and is currently unmarried.

Karen Johnson Davidson County
Batch# 272699 DEEDWARR
08/16/2019 11:35:30 AM 3 pgs
Fees: $18.00 Taxes: $1,516.63
20190816-0082203

This is improved property known as 5805 SEVEN POINTS TRACE, HERMITAGE, TN 37076.

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 8th day of August, 2019.

X _____
TRACY D. NEWTON

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **TRACY D. NEWTON**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this8th day of August, 2019.

_____
Notary Public
My Commission Expires: 9/20/21

JENNIFER QUINN
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

Notary Public

My Commission Expires: 9·16·2020

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY