RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

BOX 10-A

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 201
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $105,000.00.

Karen Johnson Davidson County
Batch# 274322 DEEDWARR
08/21/2019 08:45:50 AM 2 pgs
Fees: $13.00 Taxes: $388.50

20190821-0083773

Affiant

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

Notary Public
My commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires May 2, 2022

05-1907-67562

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
614 Cottonwood, LLC 1617 S. Observatory Drive Nashville, TN 37215	614 Cottonwood, LLC 1617 S. Observatory Drive Nashville, TN 37215	090-10-0-007.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Robert Jordan Mckee, Jeffrey Barton Newberry and Venessa Newberry Waller, devisees of the Last Will and Testament of Mildred Mckee Newberry, deceased**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **614 Cottonwood, LLC**, hereinafter called the Grantees, their successors 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. 86, on the Plan of Clover Hill, Section No. II (2), of record in Book 2133, Page 46, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to William L. Newberry and Mildred M. Newberry by deed dated November 16, 1970 from Robert Larry Turner of record in Book 4461, page 284, Register's Office for Davidson County, Tennessee. William L. Newberry died March 27, 2018 vesting title solely in Mildred M. Newberry as the surviving tenant by the entirety. Mildred M. Newberry (a/k/a Mildred McKee Newberry) died December 20, 2018. Robert Jordan McKee, Jeffrey Barton Newberry and Venessa Newberry Waller are the devisees under the Will of Mildred McKee Newberry probated on March 20, 2019 under Docket No. 2019PR62 in the 15th Judicial District for the State of Tennessee General Sessions Court for Wilson County, Probate Division.

Mildred M. Newberry being one and the same as Mildred Mckee Newberry

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 614 Cottonwood Dr, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Robert Jordan McKee and Jeffrey Barton Newberry, in their capacities as Executors of the Estate of Mildred M. Newberry, join in the execution of this instrument for the purposes of conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate.

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 19th Day of August, 2019.

Robert Jordan McKee, Individually and as Executor of the Estate of Mildred McKee Newberry

Jeffrey Barton Newberry, Individually and as Executor of the Estate of Mildred McKee Newberry

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Jordan McKee and Jeffrey Barton Newberry, Individually and as Executors of the Estate of Mildred McKee Newberry**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th Day of August, 2019.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-21-2022

Venessa Newberry Waller

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Venessa Newberry Waller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 19th Day of August, 2019.

Notary Public

My Commission expires: 03/21/2022

LATIKA RINI FARRELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 03-21-2022