WARRANTY DEED

Karen Johnson Davidson County
Batch# 281734 DEEDWARR
09/06/2019 08:48:38 AM 2 pgs
Fees: $13.00 Taxes: $666.00

20190906-0090001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF AUGUST, 2019.

Notary Public

MY COMMISSION EXPIRES: 5-9-2023

(AFFIX SEAL)

EMILY H. PROPHET
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 9, 2023

JM-VRES-19-00509

RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER (S)
Carolyn Newsom	**NEW OWNER**	
(NAME)	(NAME)	**150-01-0-154.00**
509 Clearwater Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **OILEEN V. ROBERTS, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **CAROLYN NEWSOM, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 122 on the Plan of Section Eight, Edge-O-Lake Estates of record in Plat Book 3700, Page 101, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 122 fronts 104.75 feet on the Northwesterly side of Clearwater Drive, and extends back 207.61 feet on the Southwesterly line and 175.72 feet on the Northeasterly line to a line in the rear on which it measures 53.53 feet.

Being the same property conveyed to Kerry Roberts and wife, Oileen V. Roberts by Warranty deed from Robert J. Ulrich and wife, Joy Ulrich of record in Book 6219, page 374, Register's Office for Davidson County, Tennessee, dated January 20, 1984 and recorded on January 23, 1984.

The said Kerry Roberts died July 9th, 2018 leaving Oileen V. Roberts as the surviving tenant by the entirety.

This conveyance is subject to:

- Taxes for the year 2019, a lien not yet due and payable.
- Plan of record in Plat Book 3700, Page 101, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4076, Page 565, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **509 Clearwater Drive, Nashville, Tennessee 37217**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 23rd DAY OF AUGUST, 2019.

Oileen V. Roberts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, OILEEN V. ROBERTS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 23rd of August, 2019.

Notary Public
My Commission Expires: 7-3-2023
(SEAL)

CHARLES SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2023

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212