WARRANTY DEED

Karen Johnson Davidson County
Batch# 332804 DEEDWARR
12/20/2019 11:00:30 AM 3 pgs
Fees: $18.00 Taxes: $536.50
20191220-0131571

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00.

Kristi McNeil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 2019.

Shauna Daniels
Notary Public

MY COMMISSION EXPIRES: 7/5/21
(AFFIX SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF19-122098

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Middle Tennessee Property Group, LLC	Middle Tennessee Property Group, LLC	
(NAME) 201 Holly Ln	(NAME) 201 Holly Ln	043-09-0-054.00 and 043-02-0-013.00
(ADDRESS) White House, TN 37188	(ADDRESS) White House, TN 37188	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO/100 DOLLARS ($0.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ROGER L. NEWLAND, UNMARRIED** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MIDDLE TENNESSEE PROPERTY GROUP, LLC**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lots No. 31 and 32, Block "A" on the Map of Overlook Estates, of record in Plat Book 843, Page 105, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Said Lots No. 31 and 32 adjoin and front together 105.5 feet on the southerly side of Wiley Street and run back between lines 135 feet to a dead line, measuring 106.5 feet thereon.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Re-Subdivision of Dixie Pure Food Company Subdivision, of record in Plat Book 843, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description thereof.

AS TO TRACT I:

Being the same property conveyed to Roger L. Newland, unmarried, by Warranty Deed from Frank L. Walden of record in Book 10138, Page 707, Register's Office for Davidson County, Tennessee, dated July 29, 1996 and recorded on July 31, 1996.

AS TO TRACT II:

Being the same property conveyed to Roger L. Newland, by Warranty Deed from Christopher E. Sutherland and Candace A. Sutherland, both unmarried, of record in Book 8245, Page 864, Register's Office for Davidson County, Tennessee, dated November 16, 1990 and recorded on November 30, 1990.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property known as 318 Wiley Street, Madison, TN 37115 and 1218 Pierce Road, Madison, TN 37115

(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 19th day of December, 2019

Roger L. Newland

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 19th day of December, 2019, before me personally appeared Roger L. Newland, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the19th day of December, 2019.

Notary Public

My Commission Expires: 7/5/21

(SEAL)

SHAUNA DANIELS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Krista McRee, 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 therewith 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 Williamson

Personally appeared before me, Jamie Ivey, a notary public for this county and state, Krista McRee, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 01/24/2023

JAMIE IVEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 01-24-2023