WARRANTY DEED

STATE OF TN
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$72,000.00**

Kim McCord
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2005.

Notary Public

MY COMMISSION EXPIRES: 03/09/07
(AFFIX SEAL)

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

Davidson County DEEDWARR
Recvd: 05/10/05 12:38 2 pgs
Fees:13.00 Taxes:266.40
20050510-0052695

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Victoria Davis	Victoria Davis	053-03-0-013.00
(NAME)	(NAME)	
1220 Berry Street	1220 Berry St.	
(ADDRESS)	(ADDRESS)	
Old Hickory, Tennessee 37138	Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ross Winchel, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Victoria Davis , 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. :

Being Lot No.149 on the plan of Village of Old Hickory, Section C, as of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.

This being the same property conveyed to Ross Winchel by Cornerstone Home Properties, LLC, Deed dated September 17, 2003, filed of record on October 1, 2003 in Instrument No. 20031001-0144798 in the aforesaid Register's Office, for the County of Davidson , Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 1424, page 66, Register's Office for Davidson County, Tennessee.

b) Easement of record in Book 1712, page 82, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1220 Berry St., Old Hickory, TN 37138
(House Number) (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.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 15th day of May, 2005.

Ross Winchel

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors, Ross Winchel, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 27th day of April 2005.

Commission expires: 03/04/07

Notary Public

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.