File No. 280800508

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/08 10:07 2 pg
Fees:13.00 Taxes:377.40

20080828-0088351

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 2-28-12

(AFFIX SEAL)

JANET L. ADAMS NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicole K. Winstead	Nicole K. Winstead	Map 096-16-0A Parcel 021.00 CO
(NAME) 314 Lakebrink Drive	(NAME) 314 Lakebrink Drive	
(ADDRESS) Nashville, TN 37214	(ADDRESS) Nashville, TN 37214	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Peggy Jo Williams, unmarried,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Nicole K. Winstead, unmarried,** hereinafter called the grantee, her heirs 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. 24 on the Plan of Section 1, Phase One — "B" Larchwood, Planned Unit Development, of record in Book 6200, page 171, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description thereof.

Being the same property conveyed to Peggy Jo Williams by Warranty Deed from Robert L. Scivally and wife, Ruth G. Scivally, of record in Book 7521, Page 825 executed on April 18, 1988 and filed for record on April 20, 1988, Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years, a lien not yet ascertainable; Covenants, Conditions and Restrictions as set forth in Book 6299, Page 152, Book 6301, Page 82, Book 6301, Page 96, Book 6391, Page 449, Register's Office for Davidson County; Subject to all matters as set forth per Plat Book 6200, Page 171, Register's Office of Davidson County, Tennessee.

This conveyance is further 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 314 Lakebrink Drive, Nashville, TN 37214
(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 GRANTEE, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 hand this 25th day of August, 2008.

Peggy Jo Williams

Peggy Jo Williams

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Peggy Jo Williams, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 25th day of August, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

(seal)

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RETURN TO:

Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122