WARRANTY DEED

RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-15554

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $202,650.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of July, 2013.

Dorothy E. Welch
Notary Public

MY COMMISSION EXPIRES: 5-17-15

(AFFIX SEAL)

DOROTHY E. WELCH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Winegar	NEW OWNER	173090A82600CO
(NAME)	(NAME)	
2669 Avery Park Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130066596 DEEDWARR
Recvd: 08/05/13 08:11 2 pgs
Fees:13.00 Taxes:749.81

20130805-0081234

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 considerations, the receipt of which is hereby acknowledged, I, **Corrine Swinger**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Winegar and Courtney Winegar, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 780, on the Plan of the Revision to Lots 618 through 624, Lenox Village, Phase Eight, as of record in Instrument No. 200711060130836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Todd F. Wecker, unmarried by Deed from Regent Homes LLC, a Tennessee limited liability company, dated 09/02/2008 and filed for record on 09/05/2008 in Instrument 200809050091034, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Corrine Swinger by Deed from Rubin Lublin, TN, PLLC, Substitute Trustee of record in Instrument No. 20130717-0073903, Register's Office for Davidson County, Tennessee dated 5/31/2013 and recorded 7/17/2013.

This conveyance is made subject to the following:

All matters as set forth per Instrument 200711060130836, said Register's Office.
Declaration of Covenants, Conditions, Restrictions and By-laws of record in Instrument 200203150032826, as amended of record in Instrument 200603210032383, said Register's Office.
Master Deed Restrictions of record in Instrument 200203150032825, said Register's Office. Said Master Deed Restrictions were amended of record in Instrument 200603210032382, said Register's Office.
Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage of record in Instrument 200109180100849, Instrument 200109180100850, Instrument 200109180100851, Instrument 200109180100852, said Register's Office.
Storm water Detention Agreement of record in Instrument 200512130149579, said Register's Office.
Charter of record in Instrument 200204120045831, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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 2669 Avery Park Drive, Nashville, TN 37211-7183
(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(S), their heirs and/or 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/or 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 31st day of July, 2013.

Corrine Swinger by Edward Swinger, Attorney in Fact

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Edward Swinger, with whom I am personally acquainted and who proved himself to be the attorney in fact of Corrine Swinger and who being authorized to do so acknowledged he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of July, 2013.



Notary Public
My Commission Expires: 9/23/13

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Brentwood, TN 37027