WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150015348 DEEDWARR
Recvd: 03/03/15 08:27 2 pgs
Fees:13.00 Taxes:1439.30
20150303-0018184

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $389,000.00.

Affiant

Subscribed and sworn to before me this 27th day of February 2015

Notary Public
My Commission expires: 10/10/16
(Affix Seal)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Patrick Carnell	GenEquity Mortgage, Inc.	Map 082-12-0 Parcel 178.00
922 Marina Street	633 E. State Hwy 121 South, Suite 510	
Nashville, TN 37206	Coppell, TX 75019	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Patrick Carnell, a single man** his heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59 on the Map of Neil S. Brown's Addition to Edgefield, now East Nashville, of record in Book 57, Page 50, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Winward Properties, Inc., from Roberto Hernandez, unmarried, by deed on May 15, 2014, of record in Instrument Number 20140515-0041550, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, Page 50, Register's Office for Davidson County, Tennessee.

This is improved property known as: 922 Marina Street, Nashville, TN 37206

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this February 27, 2015.

Winward Properties, Inc.

Tim E. King, Pres

By: Tim E. King, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 27th day of February, 2015, before me, appeared Tim E. King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tim E. King acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY