Davidson County	DEEDWARR
Recvd: 06/16/15 12:07	3 pgs
Fees:18.00 Taxes:666.00	
20150616-0057207	

WARRANTY DEED

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of June, 2015

Heather Lee
Notary Public

MY COMMISSION EXPIRES: 6-18-17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Kirk J. Winger Danielle N. Winger	Franklin Ameircan Mortgage	182-00-0-039.00
(NAME)	(NAME)	
6156 Pettus Rd.	501 Corporate Centre Drive	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Franklin, 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Seth H. McCarus, unmarried,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Kirk J. Winger and Danielle N. Winger, husband and wife,** 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:

A rectangular shaped tract of land in the 5th Civil District of Davidson County, Tennessee, fronting 200.0 feet on the east side of Pettus Road and running back between parallel lines 625.0 feet to a creek and being situated in the northwest corner of a tract of land conveyed to C.E. Scales and wife, Florence Scales, by deed from J.R. Bess and wife, Mollie E. Bess, of record in Book 986, Page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by State Area Vocational Technical School, to-wit:

BEGINNING at a point on the east side of Pettus Road, Sta. 0+00; thence S 88° 1' West 300 feet to a point marked Sta.3+00; thence N 1° 58' East 326 feet to a point marked Sta. 6+26; thence N 71° 58' East 34.375 feet to a point marked Sta. 6+60.375; thence N 2° 4' 30" East 241.5 feet to a point marked Sta. 9+01.875; thence S 84° 54' West 623 feet to a point marked Sta. 2+00 in the East side of Pettus Road; thence with the margin of said Road S 13° 15' West 200 feet to the point of beginning.

Being the same property conveyed to Seth H. McCarus, unmarried, by deed of record in Instrument Number 20020103-0001137, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☑ property, known as 6156 Pettus Rd., Antioch, TN 37013
(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.

Witness my/our hands this 15th day of June, 2015.

Seth H. McCarus

State of ~~Tennessee~~ Colorado
County of ~~Williamson~~ Denver

Personally appeared before me Seth H. McCarus, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15 day of June, 2015.

Benjamin Z Arnold
Notary Public B of Comm
My Commission Expires: 03/04/2019

File No.: 9571

BENJAMIN Z. ARNOLD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154006463
MY COMMISSION EXPIRES 03/04/2019

BENJAMIN Z. ARNOLD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20154006463
MY COMMISSION EXPIRES 03/04/2019

Return To: 15002560
Allegiance Title of TN, LLC
278 Doug Warpoole Road
#218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, 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 herewith 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 Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney 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: 6/18/2017
Notary' Seal (if on paper)

