WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150053995 DEEDWARR
Recvd: 07/06/15 10:52 2 pgs
Fees:13.00 Taxes:780.70
20150706-0064807

JUDY S. WELLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$211,000.00.**

Affiant

Subscribed and sworn to before me this 2nd day of July, 2015

Notary Public
My Commission expires: 6/21/16
(Affix Seal)

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:
Sara Jean Schweitzer	New Owner	Map 072-07-O Parcel 136.00
3106 Oxford Street		
Nashville, TN 37216	,	

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., a Tennessee corporation**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sara Jean Schweitzer**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the westerly part of Lot No. 3, Block "A" on the Plan of R.M. Dudley's Subdivision of Blocks A and B in the Subdivision of a 30 acre tract on Williams Ferry Road of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 100 feet on the easterly margin of Oxford Avenue, and runs extends back 195 feet on the northerly line and 205 feet on the southerly line to a dead line, measuring 70 feet, more or less, thereon.

Being the same property conveyed to Winward Properties, Inc., from Douglas E. Tullock and wife, Merrigay C. Tullock, as Tenants by the Entireties, by Warranty Deed on June 1, 2015, of record in Instrument Number 20150609-0054393, 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 974, Page 8, Register's Office for Davidson County, Tennessee.
- Subject to a strip 5 feet wide reserved for Kenmore Place located in the westerly boundary of said lot of record in Book 6321, Page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3106 Oxford Street, Nashville, TN 37216**

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 July 2, 2015.

Winward Properties, Inc., a Tennessee corporation

By: Tyler King, Authorized Agent

State of Tennessee)
County of Davidson)

Before me, the undersigned authority, a Notary Public of the State and county mentioned, personally appeared Tyler King with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be an Authorized Agent of Winward Properties, Inc., the within named bargainor, a corporation, and that as such Authorized Agent executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Authorized Agent.

Witness my hand, at office, this 2nd day of July, 2015.

Notary Public

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY