# WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150061814 DEEDWARR
Recvd: 07/28/15 11:37 2 pgs
Fees:13.00 Taxes:740.00
20150728-0074178

GAIL HUDSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
Commission Expires 01-23-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

Notary Public

MY COMMISSION EXPIRES: [redacted]

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Dwight N. Winnett | Wells Fargo Bank, NA | 064150A02000 |
| (NAME) | (NAME) | |
| 708 Sweetwater Circle | 2701 Wells Fargo Way | |
| (ADDRESS) | (ADDRESS) | |
| Old Hickory, TN 37138 | Minneapolis, MN 55467-8000 | |
| (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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Timothy Gipson , a married man and wife, Jennifer Gipson**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Dwight N. Winnett and Janis K. Winnett, 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:

A certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Being Lot No. 51 on the Plan of Revision One, Section One, Plantation Walk as shown by plat of record in Plat Book 7900, Page 697, and Corrected in Book 9432, Page 449, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Timothy Gipson, a married man and wife, Jennifer Gipson by Warranty Deed dated 06/04/2010 from Raquel E. Perez, also known as Raquel E. Perez-Molloy and husband, Michael P. Molloy of record in Instrument 20100608-0044431, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 7900, Page 697, Book 9432, Page 449, said Register's Office.

Declaration of Restrictive Covenants for Plantation Walk of record in Book 9231, Page 719, said Register's Office.

Supplementary Declaration to Declaration of Restrictive Covenants for Plantation Walk of record in Book 9547, Page 904, said Register's Office.

Charter of Plantation Walk Homeowners Association, Inc. of record in Book 9315, Page 723, said Register's Office.

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

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 708 Sweetwater Circle, Old Hickory, TN 37138
(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 our hands this 24th day of July, 2015.

Timothy Gipson

Jennifer Gipson

State of Tennessee
County of Wilson

Personally appeared before me Timothy Gipson and Jennifer Gipson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 24th day of July, 2015.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

**RETURN TO:**
**Stewart Title Company Tennessee Division**
**13026 Lebanon Road, Ste 100**
**Mt Juliet, TN 37122**