BILL GARRETT, Davidson County
Trans:T20150065017 DEEDWARR
Recvd: 08/05/15 15:00 2 pgs
Fees:13.00 Taxes:847.30

20150805-0078081

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $229,000.00

Affiant

Subscribed and sworn to before me, this 3rd day of August, 2015

Notary Public
My commission expires: _____

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 15-0700 337

Address of New Owner:	Send Tax Bills to:	Tax Information
Therese Winnington	Peoples Home Equity	08303015700
1202 Riverside Drive	5205 Maryland Way Ste 101	
Nashville, TN 37206	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The 1202 Riverside Drive Trust,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Therese Winnington, an unmarried woman** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Lot Nos. 35 and 36 on the Map of W.S. Ashworth's Subdivision of certain lots in Brownsville, of record in Plat Book 161, Page 153, in the Register's Office for Davidson County, Tennessee and shown on the Map showing subdivision of parts of Lots 37 and 39 on said Ashworth Subdivision, of record in Book 547, Page 131, in said Register's Office.

Said part of Lot Nos. 35 and 36 fronts 50 feet on the easterly side of Riverside Drive which runs back between parallel lines, 177 feet more or less to a dead line in the rear which measures 50 feet thereon.

Being the same property conveyed to Christopher W. Haddock and Joyce Haddock, Husband and Wife by Warranty deed from George H. Donigian, Married of record in Instrument No. 20100923-0075890 Register's Office for Davidson County, Tennessee, dated September 17, 2010 and recorded on September 23, 2010.

Being the same property conveyed to Amanda Dean, Trustee of The 1202 Riverside Drive Trust by Warranty deed from Christopher W. Haddock and Joyce Haddock, husband and wife of record in Instrument No. 20150706-0064912 Register's Office for Davidson County, Tennessee, dated July 1, 2015 and recorded on July 6, 2015.

Being also known as 1202 Riverside Drive Nashville, TN 37206.

This property is improved property known as 1202 Riverside Drive, Nashville, TN, 37206

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 assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 hand this the 3rd day of August, 2015.

The 1202 Riverside Drive Trust

By: _____
Amanda Dean
Its: Trustee

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Robertson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amanda Dean, Trustee of **The 1202 Riverside Drive Trust** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained as Trustee.

Witness my hand and official seal at ~~Franklin~~ Joelton, Tennessee, this the 3rd day of August, 2015.

_____
Notary Public

My Commission expires: 5-5-19



FILE NO: 2015073775