WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160006643 DEEDWARR
Recvd: 01/26/16 10:17 2 pgs
Fees: 13.00 Taxes: 493.03

20160126-0007312

State of Tennessee
County of DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133.250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JANUARY, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/12/19

(AFFIX SEAL)

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Brentwood, Inc., 5111 Maryland Way, Ste. 205, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
William Hunter Nix	Owner at	161110C00500CO
(NAME)	(NAME)	
302 Yorkshire Circle	Property Address	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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, **Steven G. Wine, a married man,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **William Hunter Nix,** 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:

Being Unit No A-105 on teh Plan of Resubdivision of Lot No. 1, Phase IV Villages of Brentwood. as shown on the plat of record in Plat Book 69, page 471, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Ronald Wine and wife, Mary Wine by deed from Andrew F. Mason and wife, Diane S. Mason dated 9/30/08, of record in Instr. No. 20081002-0100052, Register's Office for Davidson County, Tennessee. Ronald Wine predeceased Mary Wine, Mary Wine received the property by operation of law. Mary C. Wine died on June 3, 2012. One June 21, 2012, the Decedent's Last Will and Testament was admitted to probate in the District Court, Jefferson County, Colorado, Case No. 12PR729, and Letters Testamentary issued to Steven G. Wine as Personal Representative of the Decedent's estate. On October 1, 2014 upon the petition of Steven G. Wine, the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 14P-1574, admitted a certified copy of the Decedent's Last Will and Testament to probate as a muniment of title to real estate only. The admitting said copy to probate as muniment of title to real estate only is recorded in Instr. No. 20141002-0091082, Register's Office for Davidson County, Tennessee, with the Will of record in Instr. No. 20141002-0091083, said Register's Office, vesting said property to the Decedent's three surviving Children, Teresa A. Rowe, Michael D. Wine and Steven G. Wine as the sole beneficiaries. Teresa A. Rowe and Michael D. Wine Quitclaimed all of their interest to Steven G. Wine of record in Instr. No. 20141020-0096369, said Register's Office.

This conveyance is subject to:
Taxes for 2016, prorated and assumed by the Grantee, which are a lien not yet payable.
Subject to all matters as set out on the plan of record in Book 6900, page 471, said Register's Office.
Declaration of Covenants, Conditions, and Restrictions as set out in Book 6143, page 11, amended in Book 7231, page 789, and Book 7494, page 689, said Register's Office.
Charter of Villages of Brentwood Townhome Association as set out in Book 6158, page 352, amended in Book

7599, page 915, 7925, page 41, Book 7936, page 332, Book 8152, page 927 and Book 8163, page 593, said Register's Office.
Deed granted to Villages of Brentwood Townhome Association for Open Spaces as set out in Book 7397, page 382, and Book 7397, page 384, said Register's Office.
Subject to the assessment of homeowners association fees, if any.
Subject to party wall(s) used in common with owner(s) of attached and appurtenant improvements.
NOTE: This is not nor has it been the primary resident of the Grantor.

unimproved ☐

This is improved ☑ property, known as 302 Yorkshire Circle, Nashville, TN 37211
(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 14th day of JANUARY, 2016.

Steven G. Wine

State of Colorado
County of Jefferson

Personally appeared before me Steven G. Wine, 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 14th day of January, 2016.

Notary Public SNEZANA BRATIC
My Commission Expires: 09/01/2019

SNEZANA BRATIC
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID # 20114055722
MY COMMISSION EXPIRES SEPTEMBER 01, 2019

File No.: 2016-001