WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160039562 DEEDWARR
Recvd: 05/12/16 09:09 2 pgs
Fees: 13.00 Taxes: 1017.50
20160512-0047229

2016-441

State of Tennessee
County of ~~Williamson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Janel Johnson
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th day of May, 2016.

(Affix Seal) Notary Public
My Commission Expires:

MATTHEW H. RYAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
MY COMM. EXP. 6-26-2018

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ANCHOR TITLE, LLC
725 Cool Springs Boulevard, Suite 201
Franklin, TN 37067

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Brice Gilliam and Brooke Gilliam 2737 Hickory Ridge Road Lebanon, TN 37087	SAME	071.14-0-409.00

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 consideration, the receipt of which is hereby acknowledged, I/we, **Winward Properties, Inc., and Matthew Strader** hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Brice Gilliam and Brooke D. Gilliam, husband and wife**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

The land with all the buildings and improvements thereon, situated at 0 Fern Avenue, Town of Nashville, Davidson County, State of Tennessee, said premises being further described as follows:

Land located in DAVIDSON County, Tennessee, and being known and designated as all of Lot No. 6 on the Map of W.G. Bush Tract, as shown on the plat of the same of record in Plat Book 421, Page 24, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to Winward Properties, LLC and Matthew Strader from Winward Properties, LLC and Matthew Strader Quitclaim Deed dated August 19, 2015 and recorded August 19, 2015 in Instrument #20150819-0083583 and on April 9, 2016 and recorded April 15, 2016 in Instrument Number 20160415-0036410 and in Instrument #20160415-0036411, Register's Office for Davidson, Tennessee. Winward Properties, LLC is also known as Winward Properties, Inc.

This is (X) unimproved property know as 0 Fern Avenue, Nashville, TN 37207.
This is ( ) improved property know as

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 hand(s) this 6th day of May, 2016

Winward Properties, Inc., by Matthew F. Strader, Corporation Representative

Matthew Strader

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Matthew F. Strader, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Corporation Representative (or other officer authorized to execute the instrument) of Winward Properties, Inc., the within named bargainor, and that such Corporation Representative or officer as such Corporation Representative, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the Winward Properties, Inc., as Corporation Representative.

Witness my hand and seal this 6th day of May, 2016.

NOTARY SIGNATURE
Notary Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Williamson

Personally appeared before me, April G. Nichols a Notary Public in and for said County and State, the within named Matthew Strader, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Williamson County, Tennessee, this 6th day of May, 2016.

Notary Public
My Commission Expires: 6-30-2019

APRIL G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY