WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160048154 DEEDWARR
Recvd: 06/07/16 15:47 2 pgs
Fees: 13.00 Taxes: 1165.50
20160607-0057548

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$315,000.00**

Affiant

Subscribed and sworn to before me, this 3rd day of June, 2016.

Notary Public

MY COMMISSION EXPIRES: 10/15/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren E. Kimbrell	new owner	173-09-0B
(NAME)	(NAME)	(MAP)
6369 Sunnywood Drive		062.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013		
(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 consideration, the receipt of which is hereby acknowledged, I/we, **Lynnette M. Winters and Nathaniel O. Winters, wife and husband**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **Lauren E. Kimbrell and Peter O. Kimbrell, wife and husband**, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 224 on the Plan of Section Two, Barnes Cove, RS10 Cluster Lot Subdivision of record in Plat at Instrument No. 20040604-0065966, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Lynnette M. Winters and Nathaniel O. Winters, wife and husband, by Warranty deed from Harmony Home Builders, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20080514-0049561 Register's Office for Davidson County, Tennessee, dated May 09, 2008 and recorded on May 14, 2008.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 6369 Sunnywood Drive, Antioch, Tennessee 37013

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 hand(s) this 2nd day of June, 2016.

Lynnette M. Winters

Nathaniel O. Winters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Lynnette M. Winters and Nathaniel O. Winters with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 2nd day of June, 2016.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY