THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16078339**	STATE OF TENNESSEE) COUNTY OF ~~DAVIDSON~~) Williamson The actual consideration or value, whichever is greater, for this transfer is $239,750.00. Affiant Subscribed and sworn to before me, this 29th day of July, 2016. Notary Public My Commission Expires: 3/10/18

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20160068796 DEEDWARR
Recvd: 08/09/16 10:46 2 pgs
Fees:13.00 Taxes:887.08
20160809-0082697

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Tom Winton and Svetlana Winton 955 BEECH BEND DRIVE Nashville, TN 37221-3534	New Owner	Tax Parcel ID No. 156-02-202.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Beverly Kardokus Boyle and husband, John Robert Boyle, as tenants by the entirety** ("Grantor"), have this day bargained and sold, and do hereby transfer and convey to **Tom Winton and Svetlana Winton, husband and wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 766, HARPETH WOODS, SECTION FOUR, as shown on plat of record in Plat Book 5200, Page 560, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jodean King, Trustee to Beverly Kardokus Boyle and husband, John Robert Boyle, as tenants by the entirety, as recorded on the 3rd day of January, 1992 in Deed Book 8521, Page 976 and Warranty Deed from Mary Evelyn Griffiths Park, unmarried to Beverly Kardokus, unmarried, as recorded on the 28th day of May, 1987 in Deed Book 7250, Page 712, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of HARPETH WOODS, SECTION FOUR, as recorded in Plat Book 5200, Page(s) 560.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6097, Page 560.

This is improved property located at 955 BEECH BEND DRIVE Nashville TN 37221-3534.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of July, 2016.

Beverly Kardokus Boyle

Beverly Kardokus Boyle

John Robert Boyle

John Robert Boyle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Beverly Kardokus Boyle and John Robert Boyle, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 29th day of July, 2016.

Kate Rosenthal

Notary Public

My Commission Expires: 9-10-18

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018