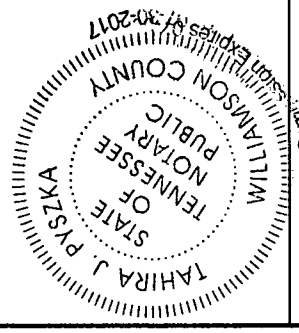
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160083676 DEEDWARR
Recvd: 09/23/16 10:29 2 pgs
Fees: 13.00 Taxes: 762.20
20160923-0100430



State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $206,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th day of September, 2016

Notary Public

MY COMMISSION EXPIRES: 7/30/17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Quanda Kimbrough	Primary Residential	136-05-0-A-072.00 CO
(NAME)	(NAME)	
2981 Harbor Lights Dr.	1480 N. 2200 West	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Salt Lake City, UT 84116	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **David J. Wingo, an unmarried man,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Quanda Kimbrough,*** 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: * unmarried man

Land in Davidson County, Tennessee, being Lot Number 121, as shown on a plan of Bayview Estates, Phase Two (A Planned Unit Development) of record in Instrument Number 20000609-0057633, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to David J. Wingo, an unmarried man, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated March 14, 2013, of record in Instrument No. 20130506-0045386, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2016, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 9700, page 517 and Instrument No. 20000609-0057633; Restrictions of record in Book 10323, page 55; Book 10727, page 268; Book 11019, page 911; Book 11251, page 126; Book 11271, page 163 and Instrument No. 20020104-0001403; By-Laws of record in Book 10323, page 86; Easement of record in Book 3708, page 237 and Book 10339, page 233, as referenced in Instrument No. 20020617-0073186; Easement for sanitary sewer and drainage of record in Book 7830, page 233; Easement for slope and temporary grading of record in Book 10085, page 576; Easement for telecommunications of record in Book 11762, page 271; Landscape agreement of record in Book 10339, page 298; Conveyance of open space/ common area of record in Instrument No. 20000710-0068261 and Instrument No. 20020104-0001404; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 2981 Harbor Lights Drive, Nashville, TN 37217
(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 hand this 19th day of September, 2016.

David J. Wingo

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared David J. Wingo, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this 19th day of September, 2016.

Notary Public
My Commission Expires: _____

File No.: 23744

