BILL GARRETT, Davidson County
Trans:T20170018757 DEEDWARR
Recvd: 03/03/17 14:42 2 pgs
Fees:13.00 Taxes:222.00

20170303-0021472

Return to:

MAGNOLIA
TITLE & ESCROW

1104 Fatherland Street
NASHVILLE, TN 37206

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 60,000.00

Affiant

Subscribed and sworn to before me, this 28th day of February, 2017

Notary Public

My commission expires: 8.17.19

REANNA ANN WALTERS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Simplified Search and Escrow
1517 Hunt Club Blvd
Gallatin, TN 37066

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brandon Winstead **Marlo Winstead**	**New Owner**	**043100A02300CO**
2203 Mullberry Blvd.		
Tullahassee, FL 32303		

FOR AND IN 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 ACKNOWLEDGE, WE,

Todd Mingle, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brandon Winstead and Marlo Winstead, husband and wife

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:

LAND in Davidson County, Tennessee, Being Unit A-9 (309) Madison Park Condos, 555 DuPont Avenue, Madison, Tennessee 37115, a horizontal property regime established by Master Deed of record in Book 5462, page 614, the Plat of which is of record in Plat Book 5200, pages 179-182, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description of said Unit.

Being the same property conveyed to Todd Mingle, unmarried from Dina Mingle, unmarried by Quitclaim Deed dated 7/14/08, and recorded in Instrument No. 20090206-0010608, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 555 North Dupont Avenue, Unit A-9, Madison, TN 37115.

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 in 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 28th day of February, 2017.

Todd Mingle

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, Todd Mingle, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2017.

Notary Public

BRENDA NORTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

My Commission Expires: 8/22/2018