THIS DOCUMENT PREPARED BY:
Stephanie Glenn
Heritage Title & Escrow Company, Inc.
123 Fifth Ave. North
Franklin, TN 37064
615-790-8116
File No. 16-0564

Map-Parcel No. 172-1-A-93.00

BILL GARRETT, Davidson County
Trans:T20170020011 DEEDWARR
Recvd: 03/08/17 12:53 2 pgs
Fees:13.00 Taxes:1332.00
20170308-0023037

Property Address:
103 Chuzzlewit Down, Brentwood, TN 37027

---Above This Line Reserved For Official Use Only---

WARRANTY DEED

Send Tax Statements To:
New Owner

Grantees' Name, Address:
DAVID WINTER, LYNDA WINTER and MONICA WINTER
913 Catlow Ct
~~Brentwood, TN 37027~~

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **SANDRA SHANEL HENDRICKS ROBINSON, a married woman**, hereinafter referred to as "Grantor," has this day bargained and sold, and by these presents does hereby transfer and convey unto **DAVID L. WINTER and LYNDA A. WINTER, husband and wife, and MONICA WINTER, an unmarried woman**, hereinafter "Grantees," the following lands and property, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 93 on the revised Plan of Copperfield as of record in Book 6900, pages 555-559, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

BEING the same property conveyed to Sandra Shanel Hendricks Robinson, by Executor's Quitclaim Deed from Barbara Moore Rogers, Executrix of the Estate of Mary Gayle Hendricks, of record in Instrument No. 20170213-0014674, Register's Office for Davidson County, Tennessee.

Being the same property previously conveyed to Mary Gayle Hendricks by Warranty Deed from J.W. And Sue D. Roberson, Trustees, or their successors in Trust under The Roberson Living Trust dated February 16, 1996 of record in Instrument No. 20051025-0128795, Register's Office for Davidson County, Tennessee. Mary Gayle Hendricks is deceased, Last Will and Testament of record in Probate Docket No. 16P696, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, recorded April 21, 2016.

The property conveyed herein was not the principal residence of the Grantor's spouse.

This is improved property known as, 103 Chuzzlewit Down, Brentwood, TN 37027.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

AND I DO COVENANT with said Grantee, their heirs, and assigns, that I am lawfully seized and possessed of said property, that I have a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever with the following exceptions:

1. 2017 Davison county property taxes are a lien not yet due and payable.
2. All matters on the Plan of record in Plat Book 6900, page 555-559, Register's Office for Davidson County, Tennessee.

3. Declaration of Covenants, Conditions and Restrictions of record in Book 7071, page 482; and amended in Book 7208, page 889, Register's Office for Davidson County, Tennessee.

4. Transmission Line easement as contained in Book 2437, page 8; and in Book 2438, page 376, Register's Office for Davidson County, Tennessee.

5. Quitclaim Deed to Homeowner's Association for common area as contained in Book 7150, page 358, Register's Office for Davidson County, Tennessee.

6. Charter for Homeowners Association of record in Book 7200, page 824; and amended in Book 7496, page 162; and in Book 7500, page 941, Registers office for Davidson County, Tennessee.

7. Subject to Deed to Metro for sanitary sewer as contained in Book 7593, page 488, Register's Office for Davidson County, Tennessee.

8. Subject to Deed to Metro for water main as contained in Book 7593, page 511, Register's Office for Davidson County, Tennessee.

AND I DO FURTHER COVENANT and bind myself, my heirs and assigns, to warrant and defend the title hereto against lawful claims and demands of all persons whomsoever.

IN TESTIMONY WHEREOF, I have hereunto set my signature, this 24 day of February, 2017.

Sandra Shanel Hendricks Robinson

SANDRA SHANEL HENDRICKS ROBINSON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **SANDRA SHANEL HENDRICKS ROBINSON**, with whom I am personally acquainted (or upon sufficient evidence provided) and who acknowledged that she, executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand and official seal this 24 day of February, 2017.

STEPHANIE A. GLENN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 2-18-19

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY and does hereby swear or affirm that the actual consideration or value, whichever is greater for this transfer is the sum of $360,000.00 .

Affiant

SWORN TO and subscribed before me on this 28 day of February, 2017.

SHIRA HUGHES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-11-2017

Notary Public
My Commission expires: