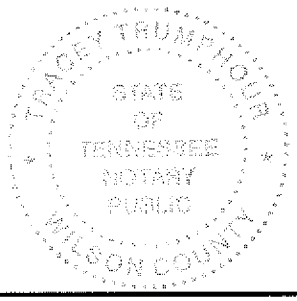
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Zachery T. Winecoff	Zachery T. Winecoff	
(NAME)	(NAME)	
7660 SAUDERSVILLE RD	7660 SAUDERSVILLE RD	108-08-0A-008.00
(ADDRESS)	(ADDRESS)	
MT JULIET, TN 37122	MT JULIET, TN 37122	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 07/03/17 09:12 3 pgs
Fees:18.00 Taxes:407.00
20170703-0066530

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 considerations, the receipt of which is hereby acknowledged, we, **Timothy Winecoff and Wife, Kimberlie Anne Winecoff**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Zachery T. Winecoff, an unmarried man**, hereinafter called the GRANTEE(S), 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 #8, Lot No. 4 in a Horizontal Property Regime as shown on the condominium site on the Plan of Quail Valley, Section 1, Phase 1, as of record in Plat Book 5200, Page 394, and as established by Master Deed of record in Book 5851, Page 779, amendments of record in Book 5884, Page 534, and in Book 6081, Page 130, Register's Office for Davidson County, Tennessee to which reference is made for a more complete description.

Being part of the same property conveyed to Timothy M. Winecoff and wife, Kimberlie Anne Winecoff by Quit Claim Deed from Tim Winecoff, dated 03/07/2008, recorded 3/11/2008 of record in Instrument No. 20080311-0024270, in the Register's Office for Davidson County, Tennessee.

All matters shown on the plat of record in Plat Book 5200, Page 394, in the Register's Office for Davidson County, Tennessee. Covenants, conditions, easements and restrictions of record in Book 5851, Page 779, Master Deed and Amendment of record in Book 5884, Page 534 and Amendment to Master Deed of record in Book 6081, Page 130, in the Register's Office for Davidson County, Tennessee. Restrictions of record in Book 5753, Page 562, re-recorded of record in Book 6003, Page 212, Amendment to Restrictions of record in Book 5955, Page 703, in the Register's Office for Davidson County, Tennessee. Warranty Deed of record in Book 5854, Page 939, in the Register's Office for Davidson County, Tennessee. Articles of Amendment to the Charter of Quail Valley Homeowner's Association, Inc., of record in Book 6371, Page 105, Articles of Amendment to the Charter of record in Book 7872, Page 35, in the Register's Office for Davidson County, Tennessee. This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3169 Trails End Lane, Nashville, TN 37214

(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 GRANTEE(S), assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 29th day of June, 2017.

Timothy Winecoff

Kimberlie Anne Winecoff

State of Tennessee
County of Wilson

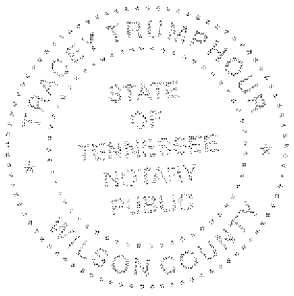
Personally appeared before me Timothy Winecoff and Kimberlie Anne Winecoff, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of June, 2017.

Notary Public

My Commission Expires: 8.14.19

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 3/19/19

