Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans: T20170057057 DEEDWARR
Recvd: 07/05/17 10:12 2 pgs
Fees: 13.00 Taxes: 1036.00
20170705-0067227

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this 29 day of June, 2017.

Notary Public
My commission expires: 3/20/18

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC

06-1706-76741

Address of New Owner:	Send Tax Bills to:	Tax Information:
Jason Odell Winsett 3457 Harborwood Circle Nashville TN 37214	Jason Odell Winsett 3457 Harborwood Circle Nashville TN 37214	108-12-0-B-074.00 CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Gregory T. Welsh and Crystal L. Harbison, husband and wife**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Jason Odell Winsett, an unmarried man**, hereinafter called the Grantees, their successors 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 Lot No. 53, on the Plan of Phase 1-A, Section Two, Harborview, of record in Book 6900, Pages 756, 757, and 758, as amended by Amendment and Change of Survey of record in Book 9096, Page 764, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Gregory T. Welsh and Crystal L. Harbison, husband and wife by deed from Daniel R. Newell, married, dated November 8, 2011, recorded November 14, 2011, of record in Instrument No. 20111114-0088617, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3457 Harborwood Circle, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 29 day of June, 2017.

Gregory T. Welsh

Crystal L. Harbison

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Gregory T. Welsh and Crystal L. Harbison**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29 day of June, 2017.

Notary Public
State of Tennessee at Large

My Commission expires:

