BILL GARRETT, Davidson County
Trans:T20170057166 DEEDWARR
Recvd: 07/05/17 11:56 2 pgs
Fees:13.00 Taxes:253.45

20170705-0067367

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~SUMNER~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2017

Notary Public

MY COMMISSION EXPIRES: 3-27-18
(AFFIX SEAL)

WILSON COUNTY TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 120 Anderson Lane
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William Mark Winters, married	SAME AS NEW OWNER	121-16.01
(NAME) 111 Lake Point Ct.	(NAME)	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20171647

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/we, **Faith D. Francis**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **William Mark Winters, married**, 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. :

Being in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, described according to a survey made by L. C. Patty, Surveyor, July 16, 1964, as follows:

Beginning at a stake in Goodwin Lane at a point South 88° 17' east of an iron pipe in fence located 11.6 feet north of power pole no. 10803.12, and being driven in dogwood stump between sprouts of same, and being 899.6 feet south of the original northeast corner of the Goodwin farm; thence North 88° 17' west 1155.9 feet to an iron pipe in fence, passing an iron pipe at 12 feet and an iron pipe in reference point on hill at 657 feet; thence North 2 east 179 feet with Wright's line to an iron pipe in fence corner, at the southwest corner of the property conveyed to Buford Goodwin, et al, of record in Book 2910, page 21, Register's Office for said County, said point being 762 feet, more or less, south of the original northwest corners thence South 86° 20' east 1159.4 feet with row of fence posts to a stake in Goodwin Lane, passing an iron pipe in fence at 1147.9 feet, thence with Goodwin Lane, South 3° 15' west 139.6 feet to the beginning, containing 4.23 acres, more or less.

Being the same property conveyed to Faith D. Francis by deed from The Elizabeth B. Campbell Testamentary Trust, dated December 26, 2012, of record in Instrument No. 20130123-0007269, Register's Office for Davidson County, Tennessee.

Unimproved ☒

This is improved ☐ property, known as 0 Waggoner Road, Nashville, TN 37214
(House No.) (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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 27th day of June, 2017

Faith D. Francis

Faith D. Francis

STATE OF Tennessee)
County OF Sumner)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Faith D. Francis, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th of June, 2017.

Notary Public
My Commission Expires:

PATRICK MOORE
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
4-24-18
COUNTY OF SUMNER