THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

BILL GARRETT, Davidson County
Trans:T20170062318 DEEDWARR
Recvd: 07/20/17 14:16 2 pgs
Fees:13.00 Taxes:925.00
20170720-0073528

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Robert T. Winfree and Bryan Winfree 1208 Stockell Street Nashville, TN 37207	Truxton Trust Company 4525 Harding Road, Suite 300 Nashville, Tennessee 37205	071-15-0-352.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **MICHAEL COREY WINFREE and wife, CARI ANNE WINFREE**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **ROBERT T. WINFREE AND BRYAN WINFREE, specifically as JOINT TENANTS WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 90, Plan of the Benedict Land Co's Subdivision of the Lindsley Tract, as shown on Plat of Record in Book 332, page 40, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Michael C. Winfree, by Warranty Deed from Jaclyn Joan Bruce, f/k/a Jaclyn Joan Kole, married, and Richard Joseph Kole, a married man, of record on April 23, 2014, at Instrument No. 20140423-0034272, Davidson County Register of Deeds. Cari Anne Winfree joins here to convey any interest she may have by way of marriage to the vested owner/Grantor herein.

This is improved property known as **1208 Stockell Street, Nashville, Tennessee 37207** .

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) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 our hands this **14th** day of **July**, **2017**:

Michael Corey Winfree

Cari Anne Winfree

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MICHAEL COREY WINFREE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2017.

Notary Public

My Commission Expires: 11.03.20

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **CARI ANNE WINFREE**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of July, 2017:

Notary Public

My Commission Expires: 11.03.20

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $250,000.00.

Affiant

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14th DAY OF JULY, 2017:

Notary Public

My Commission Expires: 11.0320

ANN GRANVILLE HEATON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2020