PREPARED BY:
Mortgage Connect
260 Airside Drive
Moon Township, PA 15108

Davidson County DEEDWARR
Recvd: 08/15/17 15:20 4 pgs
Fees:22.00 Taxes:0.00
20170815-0083749

MAIL TAX STATEMENTS TO: LAURA J WINSTON, 2833 Hydes Ferry Road, Nashville, TN 37218

NEW OWNER LAURA J WINSTON

2833 HYDES FERRY RD
NASHVILLE TN 37218

Warranty Deed

File No: 899788

THIS INDENTURE, made and entered into this 24th day of July, 2017, by and between **Laura J. Winston, single, who acquired title as Laura J.Smith, unmarried**, party of the first part, **Laura J. Winston, an unmarried woman** and party of the second part,

BEING the same premises which Affordable Housing Resources, Inc in deed dated 10/05/2000 and recorded 10/24/2000 in the DAVIDSON County Recorder's Office in Deed Book Volume 20001024-0105558, page , granted and conveyed to Laura J.Smith, unmarried, the Grantors herein.

WITNESSETH: That for and in consideration of Fifty and No/100 Dollars ($50.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party
of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in County of DAVIDSON, State of Tennessee, to wit:

See Exhibit A attached hereto and made a part hereof

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his heirs, successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

Laura J. Winston _____ _____

Laura J. Winston

_____ _____

STATE OF TENNESSEE

COUNTY OF _____

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Laura J. Winston

_____ to me known to be the person __ described in and who executed the foregoing instrument, and acknowledged that __ he __ executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 24 day of July, 2017.

_____

Notary Public

My commission expires: 11/03/20

Oath of Value

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Laura J. Winston

Affiant

Subscribed and sworn to before me this 24 day of July, 2017.

_____

My com. exp. 11/03/20

TAXPAYER / OWNER: LAURA J WINSTON
PROPERTY ADDRESS: 2833 Hydes Ferry Road, Nashville, TN 37218

Exhibit A
Legal Description

The following land located in the County of Davidson, State of Tennessee, to wit:

Being Lot No. 24 on the plan of River Meadows, Section 2, of record in Plat Book 11700, page 21, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property as conveyed from Affordable Housing Resources, Inc to Laura J.Smith, unmarried as set forth in Deed Instrument #20001024-0105558 dated 10/05/2000, recorded 10/24/2000, DAVIDSON County, TENNESSEE.

080080446.00

True Copy Certification

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

CHRIS CARNRIGHT

STATE OF PENNSYLVANIA
COUNTY OF ALLEGHENY

Before me Mark J Appugliese, the undersigned officer, personally

Appeared CHRIS CARNRIGHT, known to me (or satisfactorily proven) to be

The person whose name IS subscribed to the within instrument, and

acknowledged that HE (he/she/they) executed the same for the purposes

therein contained.

In witness whereof, I hereunto set my hand and official seal.

Mark J Appugliese
Notary Public
Printed Name: Mark J Appugliese
My Commission Expires:
5/17/19

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Mark J. Appugliese, Notary Public
Wilmington Twp., Mercer County
My Commission Expires May 17, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES