Prepared by:
L. Broner McCoy
Attorney at Law
102 North Main Street
Ashland City, TN 37015
File: 17080072

LEWIS BRONER McCOY
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF _____ }
COUNTY OF _____ }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,000.00

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 5 DAY OF Sept, 20 17

_____
NOTARY PUBLIC

My Commission expires: 8/25/2018

Address of New Owner
Michael Sean Winters
Katie Winters
510 Colice Jeanne Road
Nashville, TN 37221

Send Tax Bills To:
Same

Tax Information:
142-11-0-036.00

Davidson County DEEDWARR
Recvd: 09/06/17 08:57 3 pgs
Fees:18.00 Taxes:1047.10
20170906-0091429

Warranty Deed

For and in consideration of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Steven W. Dodson and wife, Pamela J. Dodson,** hereinafter called the **Grantor(s)**, have/has bargained and sold, and by these presents do transfer and convey unto **Michael Sean Winters and Katie Winters, Husband and Wife,** hereinafter called the **Grantee(s)**, his/her/their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Situated and lying in Davidson County, Tennessee, being Lot No. 84 on the plan of Section Two, Valley West Subdivision, of record in Book 3600, Page 86, Register's Office for said County.

Said Lot No. 84 fronts 86 feet on the northerly side of Colice Jeanne Road and extends back 258.1 feet on the westerly line and 229.17 feet on the easterly line to a dead line in the rear on which it measures 90.74 feet.

Being the same property conveyed to Steven W. Dodson and wife, Pamela J. Dodson, by Warranty Deed from Bruce A. Fox, deceased, by and through Larry D. Craig, Administrator C.T.A., in the amount of $139,250.00, dated 03/19/99 and recorded on 03/22/99 in Book 11394, Page 267, Register's Office for Davidson County, Tennessee.

This is property generally located:
510 Colice Jeanne Road, Nashville, TN 37221

SUBJECT TO THE FOLLOWING:

1. 2017 Taxes have been prorated and have been assumed by and are the responsibility of Grantee.
2. Matters shown on the Plan of record in Plat Book 3600, Page 86, said Register's Office.

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) his/her/their heirs and assigns, forever. I/We do covenant with said Grantee(s) that I/We are/am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that same is unencumbered, unless otherwise set out herein or as to other matters appearing of record. I/We further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee(s), his/her/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.

IN WITNESS WHEREOF, **Steven W. Dodson and Pamela J. Dodson** has/have caused this instrument to be executed, this the 5th day of September 2017.

Steven W. Dodson

Steven W. Dodson

Pamela J Dodson

Pamela J. Dodson

STATE OF TN
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Steven W. Dodson and Pamela J. Dodson,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

This the 5th day of Sept, 2017.

My commission Expires: 8/25/18

NOTARY PUBLIC

LEWIS BRONER MCCOY
CHEATHAM COUNTY
STATE OF TENNESSEE NOTARY PUBLIC

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Cheatham

Personally appeared before me, Kara J. Krantz, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 5th day of Sept., 2017

Notary's Signature

My Commission Expires: 1-10-2021

KARA J. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY