WARRANTY DEED

Bill Garrett Davidson County
Batch# 15446 DEEDWARR
10/19/2017 12:47:25 PM 2 pgs
Fees: $13.00 Taxes: $1,535.50

20171019-0107181

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $415,000.00.

Affiant

Subscribed and sworn to me on 10/13/17.

NOTARY PUBLIC
My Commission Expires: 11-5-19

TABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Amy Frances Moore 202 Scott Ave Nashville, TN 37206	New Owner	083-06-0-198.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jon Winn and Ashley Winn, husband and wife, hereinafter called "**GRANTORS**," have bargained and sold, and by these presents do transfer and convey unto Amy Frances Moore, hereinafter called "**GRANTEE**," her successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Part of Lot C on the Plan of First Subdivision of Brownsville, as shown on Plat of record in Book 21, Page 112, in the Register's Office for Davidson County, Tennessee, and more particularly described according to the survey made by Norris H. Hickerson, Surveyor, on April 26, 1954, as follows:

BEGINNING at a point in the easterly margin of Scott Avenue, said point being 50.0 feet north from the southwest corner of said Lot C; thence North along the easterly margin of Scott Avenue 50.0 feet to an iron pin; thence Easterly 150.0 feet to an iron pin; thence Southwardly 50.0 feet to an iron pin; thence Westwardly 150.0 feet to an iron pin, which is the point of beginning.

Being the same property conveyed to Jon Winn and Ashley Winn, husband and wife, by Special Warranty Deed from Fannie Mae a/k/a Federal National Mortgage Association, dated March 30, 2012, recorded April 4, 2012 in Instrument No. 20120404-0028378, in the Register's Office for Davidson County, Tennessee.

This is improved property known as 202 Scott Ave, Nashville, Tennessee 37206.

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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, her successors and assigns, forever, and GRANTORS do covenant with the said GRANTEE they 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 GRANTORS do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 on 10/13/17.

Jon Winn

Ashley Winn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 10/13/17, before me personally appeared Jon Winn and Ashley Winn, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 10/13/17.

NOTARY PUBLIC

My Commission Expires: 11-6-2017

BRENDA ZITZMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Return to:
MAGNOLIA
TITLE & ESCROW
1104 Fatherland Street
NASHVILLE, TN 37206