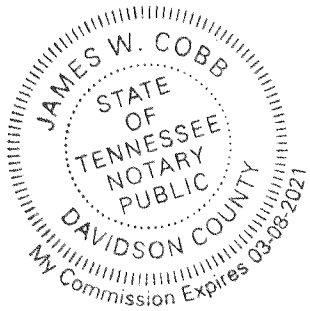
WARRANTY DEED



Bill Garrett Davidson County
Batch# 27659 DEEDWARR
11/20/2017 10:24:30 AM 3 pgs
Fees: $18.00 Taxes: $518.00
20171120-0118721

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$140,000.00.**

Affiant

Subscribed and sworn to before me this 16th day of November, 2017.

Notary Public
My Commission expires: 3-8-2021
(Affix Seal)

THIS INSTRUMENT PREPARED BY

Cobb Law Group, LP, James W Cobb, Esq. 1994 Gallatin Pike N. Suite 315, Madison TN, 37115

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Porche S. Ward and Cassandra Ward	Porche S. Ward and Cassandra Ward	
250 Jenna Lee Circle	250 Jenna Lee Circle	043-10-0-C 037.00co
Madison, TN 37115	Madison, TN 37115	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Rose M. Wint**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Porche S. Ward and Cassandra Ward,** tenants in common, their heirs and assigns, hereinafter called the GRANTEES, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. 37 on the Plan of Bixler Farms Townhomes, Phase 1, a horizontal property regime with private elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by declaration of covenants, conditions and restrictions of Bixler Farms Townhomes, a horizontal property regime with private elements, of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, including without limitation the by-laws appended thereto, said register's office, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration of covenants. Reference is hereby made to the plan of Bixler Farms Townhomes, Phase I, shown on Exhibit "C" to the declaration of covenants of record in Instrument No. 20070213-0018434, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Rose M. Wint, Married by deed recorded on June 27, 2008 in Instrument: 20080627-0066236

This is improved property known as: **250 Jenna Lee Circle, Madison, TN 37115**

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 GRANTEES, their heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEES that she is lawfully seized in fee of the aforedescribed real estate; that she has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto she will warrant and forever defend against the lawful claims of all persons.

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 my hand this November 16, 2017.

Rose M. Wint

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ROSE M. WINT,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 16, 2017

My commission expires 3-8-2021

Notary Public

JAMES W. COBB
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

True Copy Certification

I, James W. Cobb, 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 Davidson

Personally appeared before me, [Name of Notary] Wanda Fugua, a notary public for this county and state, [~~name of person making certification~~ James W. Cobb] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Wanda Fugua
Notary's Signature

My Commission Expires: 1/09/2018
Notary' Seal (if on paper)

WANDA FUGUA
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 01-09-2018