J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

Subscribed and sworn to before me, this 16TH DAY OF JANUARY, 2018.

Notary Public

MY COMMISSION EXPIRES

Bill Garnett Davidson County
Batch# 49432 DEEDWARR
01/22/2018 08:50:14 AM 2 pgs
Fees: $13.00 Taxes: $647.50

20180122-0006096

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Winkler and Matthew Winkler, as joint tenants with right of survivorship	New Owner (NAME)	
1001 N Graycroft Ave (ADDRESS)	(ADDRESS)	042-03-0-017.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Julia Goodwin, married and Rickey Keith Mitchell, unmarried, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Benjamin M. Winkler and Matthew Winkler, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: a married person

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 31 ON THE PLAN OF PRIMROSE ACRES, OF RECORD IN BOOK 2663, PAGE 107, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JAMES F. ALLEN AND WIFE, CHARLENE W. ALLEN BY WARRANTY DEED FROM LELA MAXINE YOUNG LATIMER, ET VIR J.B. LATIMER OF RECORD IN BOOK 5987, PAGE 732, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. AND FURTHER CONVEYED TO JULIA GOODWIN AND RICKEY KEITH MITCHELL, RESERVING A LIFE ESTATE FOR JAMES F. ALLEN AND CHARLENE W. ALLEN BY QUITCLAIM DEED FROM JAMES ALLEN AND CHARLENE ALLEN OF RECORD IN INSTRUMENT NO. 20150313-0021568 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. JAMES F. ALLEN DIED ON JANUARY 22, 2016, SURVIVED BY HIS WIFE CHARLENE W. ALLEN. CHARLENE W. ALLEN SUBSEQUENTLY DIED ON JULY 1, 2017.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS.

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S).

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 906 Woods Lake Drive, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, 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.

Witness my/our hand(s) this 16th day of January, 2018.

WARRANTY DEED

(Continued)

Julia Goodwin

Rickey Keith Mitchell

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia Goodwin and Rickey Keith Mitchell, the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of January, 2018.

Notary Public

My Commission Expires: 1/29/2020

(SEAL)

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

RETURN TO:
Birthright Title & Escrow, LLC
405 Two Mile Pike Ste B
Goodlettsville, TN 37072