This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
BW18115

Record and Return To:
Limestone Title & Escrow, LLC
~~3173 South Church Street~~ 522 B Brandies Cr Ste 1
Murfreesboro, TN ~~37127~~ 37128

Send Tax Bills To:

New Owner

New Owner is:
Joshua L. Agosto
5720 Tru Long Drive
Antioch, TN 37013

Bill Garrett Davidson County
Batch# 82790 **DEEDWARR**
04/19/2018 10:01:05 AM 2 pgs
Fees: $13.00 Taxes: $728.90



20180419-0036916

MAP: 150-16-0B
PARCEL: 005.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Chequita L. Winters, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Joshua L. Agosto, unmarried, and Nancy R. Dawson, unmarried**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: 5720 Tru Long Drive, Antioch, TN 37013

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 5, on the Final Plat, Tru-Long Acres, as shown by plat appearing of record in Instrument No. 20040702-0079028, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Chequita L. Winters, an unmarried woman, by Warranty Deed from Thoroughbred Construction, LLC, a Tennessee limited liability company, dated 6/30/05 and recorded 7/11/05 in Instrument No. 20050711-0079898, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind herself and her heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 11th day of April, 2018.

GRANTOR:

Chequita L. Winters

Chequita L. Winters

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Chequita L. Winters**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 11th day of April, 2018.

Margaret A. Williams
State of Tennessee Notary Public
Davidson County
My Commission Expires September 7, 2018

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF Rutherford **)**

The actual consideration or value, whichever is greater, for this transfer is $197,000.00.

Affiant

SWORN TO and subscribed before me this 11TH day of APRIL, 2018.

NOTARY PUBLIC

My commission expires: 10-11-21

JILL RODRIGUEZ
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY