Bill Garrett Davidson County
Batch# 87084 DEEDWARR
05/01/2018 11:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20180501-0041064

Prepared By & Return To:
Tennessee Title Services, LLC
720A South Church St.
Murfreesboro, TN 37130
18-0084M

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS
~~27th~~ 30th day of April, 2018

Notary Public
Commission Expires: OCT 2 0 2020

KRISTEN M. TRAINI Notary Public At Large SUMNER COUNTY, TENN.

Address of New Owner	Send Tax Bills To:	Map & Parcel
Robert Bratcher 3045 Brookview Forest Drive Nashville, TN 37211	NEW OWNER	180-04-0B-024.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Anne Hari Wink, a married person

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Robert Bratcher and Whitney Anderson, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 24 on the Plan of Phase I, Brookview Forest, a plat of which is of record in Instrument Number 20030716-0099526, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

BEING the same property conveyed to Anne E. Hari, a married person, by Warranty Deed from Erica N. Grigsby Sherrill and Matthew P. Sherrill, wife and husband, dated 5/26/15 and recorded 5/29/15 in Instrument Number 20150529-0049499, Register's Office for Davidson County, Tennessee.

The said Anne E. Hari is now known as Anne Hari Wink, a married person.

The above described property was not, nor ever was been the principal or marital residence of the grantor, grantor's ex-spouse or dependents, as defined by statute.

Jeremy Wink hereby joins in the execution of this instrument for the purpose of conveying any and all of his rights, title and interest in the above described property by virtue of his marriage to Anne Hari Wink.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 3045 Brookview Forest Drive, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 27th day of April, 2018.

Anne Hari Wink

Anne Hari ~~Wink~~

Jeremy Wink

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Anne Hari Wink and Jeremy Wink

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.

Witness my hand and official seal at Brentwood, Tennessee this 27th day of April, 2018.

Notary Public

My Commission Expires: 1/13/20

(Notary Seal)

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, KRISTEN TRAINI, 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 SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020

Notary's Seal (if on paper)

