WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT1804001G1

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $600,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of June, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

GAIL C. VINCENT
NOTARY PUBLIC
STATE OF TENNESSEE
RUTHERFORD COUNTY
My Commission Expires 2022

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 100 Bluegrass Commons Blvd Ste. 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Therese Winnington		052-06-0-040.00
(NAME)	(NAME)	Bill Garrett Davidson County
832 Berwick Trail		Batch# 109529 DEEDWARR
(ADDRESS)	(ADDRESS)	06/27/2018 12:06:37 PM 3 pgs
Madison, TN 37115		Fees: $18.00 Taxes: $2,220.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20180627-0062004

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Betty M. Perales, personal representative of Pedro Juan Perales Estate**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Therese Winnington, a married woman**, hereinafter called the GRANTEE(S), her heirs and/or 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 9, as shown on the map entitled Candace Heights, of record in Plat Book 2330, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a Perpetual Easement for Pool and Pool House as follows:

Property located at 832 Berwick Trail in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being shown as part of Parcel 91.00 on Davidson County Property Map 52-06 and also being part of Lot 14 of the Map of the Layman Foundation First Subdivision of Madison Heights Revised of record in Plat Book 974, Page 65, R.O.D.C., TN. Being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated February 21, 2018 and known as Job No. 18008, as follows:
BEGINNING at a point in the easterly property line of the Pedro J. Perales property (Map 52-06 Parcel 40.00) of record in Book 5918, Page 726, R.O.D.C., TN., and in the westerly line of property also belonging to Pedro J. Perales (Map 52-06 Parcel 91.00) of record in Book 5968, Page 93, R.O.D.C., TN., and being the Northwest corner of the herein-described easement. Said beginning point being located S 43°18'00" E – 72.00', Thence S 15°35'00" E – 284.20' from an iron pin at the end of Berwick Trail at the Northeast corner of Parcel 40.00. Thence, from said POINT OF BEGINNING, leaving the easterly line of Parcel 40.00, with a new line severing Parcel 91.00, of which this is a part, N 80°50'24" E – 37.69' to a point, being the Northeast corner of the herein-described easement. Thence, S 08°22'47" E – 34.52' to a point in the north line of the Cumberland

River, being the Southeast corner of the herein-described easement. Thence, along the northerly line of the Cumberland River and the southerly lines of Parcel 91.00 and the herein-described easement, S 73°49'59" W – 33.13' to an iron pin at the Southwest corner of the herein-described easement and the Southwest corner of Parcel 91.00, and being in the easterly line of Parcel 40.00. Thence, along the easterly line of Parcel 40.00 and the westerly lines of Parcel 91.00 and the herein-described easement, N 15°35'00" W – 38.80' to the Point of Beginning, containing 1,293 square feet. Being a portion of the same property conveyed to Pedro J. Perales by deed of record in Deed Book 5968, Page 93, R.O.D.C., TN.

Being the same property conveyed to Dr. Pedro J. Perales and wife, Maggie Sue Perales by Warranty Deed from Dr. Keith D. Bailey and wife, Maxine B. Bailey dated 02/11/1972, recorded 02/24/1972, of record in Book 4578, Page 837, in the Register's Office for Davidson County, Tennessee and further conveyed to Pedro J. Perales by Warranty Deed from Maggie Sue Durham Perales, unmarried dated 07/30/1982, recorded 08/02/1982 of record in Book 5918, Page 726, in the Register's Office for Davidson County, Tennessee. The said Pedro J. Perales died testate on Juy 24, 2015 providing in the Will That "All realty is part of my probate estate and shall be treated as personalty for administration purposes." See Probate Docket No. 15P1783 in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division. Betty M. Perales was appointed Personal Representative under Letters of testamentary in said probate estate.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 832 Berwick Trail, 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 GRANTEE(S), her heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), her heirs and/or 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 hand this 25th day of June, 2018.

BETTY M. PERALES, PERSONAL REPRESENTATIVE
OF PEDRO JUAN PERALES ESTATE

Betty M. Perales
Personal Representative of Pedro Jean Perales Estate

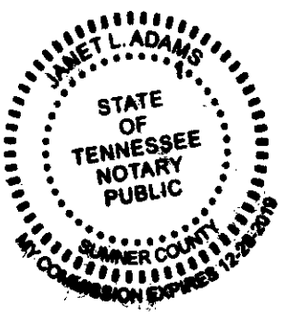
JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-28-2019

State of Tennessee
County of Sumner

Personally appeared before me Betty M. Perales, personal representative of Pedro Juan Perales Estate, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of June, 2018.

_____
Notary Public
My Commission Expires: _____



RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons Blvd Ste. 115
Hendersonville, TN 37075