Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 4-P-18-2823

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT1804004

WARRANTY DEED

Bill Garrett Davidson County
Batch# 109866 DEEDWARR
06/28/2018 11:29:50 AM 2 pgs
Fees: $13.00 Taxes: $2,405.00

20180628-0062489

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 25th day of June, 2018

Notary Public

MY COMMISSION EXPIRES: 10-7-19

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin A. Sesar **2323 McGavock Pike** **Nashville, TN 37216**	new owner	**062-13-0-055.00** **062-13-0-114.00** **062-13-0-115.00** **062-13-0-116.00**

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, WE,

Therese Winnington and David Lewis, Wife and Husband

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin A. Sesar, a single man

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:

TRACT ONE (Map/Parcel 062-13-0-055.00)
LAND in Davidson County, Tennessee, being the east part of Lot No. 33 on the "Map of Riverwood Subdivision", as of record in Book 547, Page 62, Register's Office for said County, and described as follows:

BEGINNING at a point at the low water mark of the Cumberland River at the northeast corner of Lot No. 33 in the center line of the creek; thence up said creek South 87-1/4 degrees West 97 feet more or less; thence North 61-1/4 degrees West 132 feet; thence North 10-1/2 degrees West 22 feet; thence South 76-1/4 degrees West 130 feet to a point in a drain and continuing with the drain South 59-1/4 degrees West 29 feet to a point; thence southerly 220 feet more or less to the southerly line of Lot No. 33; thence with the southerly line of the same North 75-1/4 degrees East 390 feet more or less to the low water mark of Cumberland River; thence with the low water mark of the same North 24 degrees West 94 feet to the point of beginning.

TRACT TWO (Map/Parcel 062-13-0-114.00)
LAND in Davidson County, Tennessee, being the northerly 25 feet of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point where the northwest corner of Lot No. 34 touches the north or northeasterly margin of Williams Ferry Road; thence with the north line of Lot No. 34, easterly to the northeast corner of said lot; thence with the easterly line of said lot, southerly 25 feet to a point; thence westerly parallel with the first line westerly to a point where said line intersects the easterly margin of Williams Ferry Road; thence with the margin of same northwesterly along a slight curve to a point of beginning.

TRACT THREE (Map/Parcel 062-13-0-115.00)
LAND in Davidson County, Tennessee, being the north part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the easterly margin of McGavock Pike, formerly Williams Ferry Road, at the southwest corner of the part of said lot conveyed to Carl L. Sutton and wife, by deed from James E. Wilburn and wife, of record in Book 2487, Page 413, Register's Office for said County; thence along Sutton's southerly line easterly 80 feet, more or less, to the water edge of the Cumberland River; thence down said River,

southerly 50 feet, more or less, to a point; thence with the margin of said McGavock Pike; thence with the margin of the same northwesterly around a curve 63 feet, more or less, to the point of beginning.

TRACT FOUR (Map/Parcel 062-13-0-116.00)
LAND in Davidson County, Tennessee, being part of Lot No. 34 on the "Map of George I. Waddey's Subdivision of the W. N. Morgan 18.25 Acre Tract", of record in Book 843, Page 101, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING at a point in the northeasterly margin of McGavock Pike, said point being 127 feet, more or less, southeasterly from the northeast intersection of said pike and Moss Rose Drive; thence with the margin of McGavock Pike in a southeasterly direction 26 feet, more or less, to an iron pin; thence North 75 degrees East 36.5 feet to a point at the water's edge of the Cumberland River; thence with the said water's edge in a northwesterly direction 25 feet to a point; thence South 75 degrees West 45 feet, more or less, to the point of beginning.

BEING the same property conveyed to Therese Winnington, an unmarried woman, by Warranty Deed from Dorothy Fitzgerald, unmarried, dated 6/22/16 and recorded 6/23/16 in Instrument Number 20160623-0064014; and the same property previously conveyed to Dorothy Fitzgerald by Quitclaim Deed from L. G. Bolen, dated 3/10/94 and recorded 3/24/94 in Book 9288, Page 678, Register's Office for Davidson County, Tennessee.

The undersigned David Lewis, spouse of Therese Winnington joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2323 McGavock Pike, Nashville, TN 37216**
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 our hands this 25th day of June, 2018.

Therese Winnington

David Lewis

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Therese Winnington the bargainor(s) 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 Nashville, Tennessee, this 25th day of June, 2018.

Commission Expires:_____

Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022