Bill Garrett Davidson County
Batch# 110414 DEEDWARR
06/29/2018 09:52:09 AM 2 pgs
Fees: $13.00 Taxes: $425.50
20180629-0062952

WARRANTY DEED

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
UT1804001.50

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Tricia Hurtt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2018.

Gail C. Vincent
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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

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 NUMBER:
Peter J. Winnington	Peter J. Winnington	052-06-O-091.00
(NAME)	(NAME)	
754 Florence Circle	2 Westover Circle	
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	Wilmington, DE 19807	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 **Peter J. Winnington and Barbara A. Winnington, husband and wife**, hereinafter called the GRANTEE(S), 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 all of Lot No. 14 on the Plan of Map of The Layman Foundation, First Subdivision of Madison Heights Revised, of recorded in Plat Book 974, Page 16, as revised in Plat Book 974, Page 65, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Pedro J. Perales and wife, Maggie Sue Perales by Deed from Bertha L. Collins, dated 10/21/1972, recorded 11/30/1972, of record in Book 4659, Page 458, in the Register's Office for Davidson County, Tennessee and further conveyed to Pedro Juan Perales, an unmarried person, by Quitclaim Deed from Maggie Sue Durham Perales, an unmarried person, dated 11/15/1982 recorded 11/23/1982 of record in Book 5968, Page 93, in the Register's Office for Davidson County, Tennessee. The said Pedro Juan Perales died testate on July 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..

Subject to a Perpetual Easement for Pool and Pool House of record in Instrument # 20180627-0062004 Register's Office for Davidson County, Tennessee.

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 754 Florence Circle, 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), 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), 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 27th day of June, 2018

Betty M. Perales, personal representative of Pedro Juan Perales Estate

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 27th 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

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 12-26-2019