Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: R-CBG-18-6158

This Instrument Prepared By ~~and Returned To:~~	I hereby swear or affirm that the actual consideration for this transfer, or the value of the Premises, whichever is greater, is **$263,700.00** which is equal to or greater than the amount the Premises would command at a fair and voluntary sale.
Concord Title 3000 Meridian Blvd. Ste. 140 Franklin, TN 37067 File No. 20180833	Affiant Sworn to and subscribed before me this 20th day of July, 2018. Notary Public My Commission Expires: 2/6/22
~~After Recording Return To The Above.~~	

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-06-2020

WARRANTY DEED

Bill Garrett Davidson County
Batch# 119380 DEEDWARR
07/23/2018 03:11:41 PM 2 pgs
Fees: $13.00 Taxes: $975.69

20180723-0071697

THIS INDENTURE, made this 20th day of July, 2018, among:

KIRK J. WINGER AND DANIELLE N. WINGER, HUSBAND AND WIFE

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

LAURA T. HALL AND BRYAN HALL, WIFE AND HUSBAND

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does grant, bargain, sell, transfer, convey and set over unto Grantee the following described real property hereinafter referred to as the "Premises".

A rectangular shaped tract of land in the 5th Civil District of Davidson County, Tennessee, fronting 200.0 feet on the east side of Pettus Road and running back between parallel lines 625.0 feet to a creek and being situated in the northwest corner of a tract of land conveyed to C. E. Scales and wife, Florence Scales, by deed from J.R. Bess and wife, Mollie E. Bess, of record in Book 986, Page 594, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey made by State Area Vocational Technical School, to-wit:

BEGINNING at a point on the east side of Pettus Road, Sta 0+00; thence S 88 deg. 1' West, 300 feet to a point marked Sta. 3+00; thence N 1 deg. 598' East, 326 feet to a point marked Sta. 6+26; thence N 71 deg. 58' East, 34.375 feet to a point marked Sta. 6+60.375; thence N 2 deg. 4' 30" East, 241.5 feet to a point marked Sta. 9+01.875; thence S 84 deg. 54' West, 623 feet to a point marked Sta. 2+00 in the east side of Pettus Road; thence with the margin of said Road, S 13 deg 15' West, 200 feet to the point of beginning.

BEING the same property conveyed to Kirk J. Winger and Danielle N. Winger, husband and wife by Warranty deed from Seth H. McCarus of record in Instrument No. 20150616-0057207 Register's Office for Davidson County, Tennessee, dated June 15, 2015 and recorded on June 16, 2015. (Value of consideration shown in aforementioned deed $180,000.00.) Being also known as 6156 Pettus Road Antioch, Tennessee 37013.

TOGETHER WITH AND SUBJECT TO all hereditaments and appurtenances deriving therefrom or appertaining thereto including, without limitation, matters filed for record with the aforesaid Register's Office and/or shown on plats or maps of same, if any; further releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE Premises by the Grantee, their heirs and assigns forever.

SUBJECT TO all applicable restrictions, easements, agreements, notations, setback lines and/or matters affecting the Premises filed for record in the aforesaid Register's Office.

FURTHERMORE, the Grantor hereby covenants with Grantee that they are lawfully seized in "fee simple" of the Premises, have full power, authority and right to convey the same; that the Premises are free from all liens, other than those described above and property taxes for the current year, which shall be prorated between the parties on the date title to the Premises is transferred to Grantee, the payment of which shall be the responsibility of Grantee; and that Grantor will forever warrant and defend the Premises and title thereto against lawful claims of **ALL PERSONS WHOMSOEVER.**

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Kirk J. Winger

Danielle N. Winger

State of Indiana)
County of HAMILTON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, Kirk J. Winger and Danielle N. Winger, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this ~~20th~~ 19th day of July, 2018.

Notary Public
My Commission Expires: 05/25/2026

JAMES C. HELTON
Marion County
My Commission Expires
May 25, 2026

comm. # 712421

Owner Name & Property Address:

Name: Laura T. Hall and Bryan Hall
Address: 6156 Pettus Road
City, State, Zip: Antioch, TN 37013

Responsible Party For Taxes:

new owners

Tax ID: 182-00-0-039.00