30819-3

WARRANTY DEED

Bill Garrett Davidson County
Batch# 122138 DEEDWARR
07/30/2018 09:52:14 AM 2 pgs
Fees: $13.00 Taxes: $834.35

20180730-0073844

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$225,500.00**.

Affiant

Subscribed and sworn to before me, this the 19th day of July, 2018.

Notary Public

My commission expires: 9.16.2020

(AFFIX SEAL)

LISSA GROOM
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
William L. Sloan	**Franklin American Mortgage**	**107-090-008.00**
1004 Norcross Drive	**6100 Tower Circle Ste 600**	
Nashville, TN 37217	**Franklin, TN 37067**	

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

Jewell Winningham, as surviving tenant by the entirety

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

William L. Sloan, 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:

LAND in Davidson County, Tennessee, being Lot No. 12 on the Plan of Patricia Heights Annex, of record in Book 2900, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING all of the same property conveyed to Cletis Winningham and wife Jewell Winningham, by Warranty Deed from Gordon V. Shippey and wife, Jeraldine H. Shippey, of record in Book 5254, Page 225, Register's Office for Davidson County, Tennessee.

THE said Cletis Winnington having since died on August 20, 2015. The property is now vested in Jewell Winningham as the surviving tenant by the entirety.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Plat Book 2900, Page 37, said Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2962, Page 522, Register's Office for Davidson County, Tennessee. Note: Not applicable to portions thereof that have already expired.

3) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **1004 Norcross Drive, Nashville, TN 37217**

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 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 my/our hand(s) this **19th** day of **July, 2018.**

Jewell Winningham

Jewell Winningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Jewell Winningham,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **19th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY