Bill Garrett Davidson County
Batch# 123269 DEEDWARR
08/01/2018 09:58:30 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20180801-0074933

G#30818-2

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$75,000.00.**

Affiant

Subscribed and sworn to before me, this the 26th day of July, 2018.

Notary Public

My commission expires: 3-22-22

(AFFIX SEAL)

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
Country Club Investors, LLC	**"New Owner"**	**107090A02400CO**
4372 S Carothers Road		
Franklin, TN 37064		

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

Nancy Ann Winningham, unmarried, and Nancy Ann Winningham and Jewell M. Winningham, both unmarried, as the sole Heirs-at-Law of Cletis Winningham

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

Country Club Investors, LLC, a Tennessee limited liability company

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1051, Building "C", as specified on the Plat shown in the Master Deed, on the Plan of Castlewood Condominium Apartments, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 4750, Page 426, including without limitation the By-Laws appended thereto, and amended in Book 5245, Page 663, and re-recorded in Book 5246, Page 457, and further amended in Book 5545, Page 619, and in Book 6426, Page 919, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan of Castlewood Condominium Apartments, for placement of Units, of record in Book 4660, Page 62, said Register's Office, for a more complete identification and description of such Unit.

BEING the same property conveyed to Nancy Ann Garrett and Cletis Winningham by Warranty Deed dated September 9, 1987, from Tillie Nicholas, of record in Book 7349, Page 766, Register's Office for Davidson County, Tennessee. The said Nancy Ann Garrett is now known as Nancy Ann Winningham by Order of Name Change of record in Docket No. 18P-910, Circuit Court (Probate Division) for Davidson County, Tennessee. The said Cletis Winningham died on August 20, 2015. As to his one-half undivided interest, Jewell M. Winningham and Nancy Ann Winningham were determined to be the sole heirs-at-law by Affidavit of Inheritance dated July 10, 2018, of record in Instrument No. 20180801007493 2, said Register's Office.

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

1) All matters shown on the Plan of record in Book 4660, Page 62, Register's Office for Davidson County, Tennessee;

2) The Premises herein conveyed is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of record aforementioned;

3) Easements for Sanitary Sewer and/or Storm Drainage of record in Book 3857, Page 561, and in Book 4264, Page 278, and Exceptions to Easement of record in Book 4688, Page 142, Register's Office for Davidson County, Tennessee;

4) All matters shown on the Boundary Plat of record in Book 4595, Page 92, said Register's Office;

5) Deed of Conveyance for Water Mains of record in Book 4720, Page 497, Register's Office for Davidson County, Tennessee;

6) Easement for driveway purposes of record in Book 4749, Page 151, said Register's Office; and,

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

This is improved property, known as: **1051 Harold 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 **26th** day of **July, 2018.**

Nancy Ann Winningham

Nancy Ann Winningham, as Heir-at-Law of Cletis Winningham

Jewell M. Winningham, as Heir-at-Law of Cletis Winningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal at Nashville, Tennessee, this **26th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/9/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Nancy Ann Winningham and Jewell M. Winningham, both unmarried, as the sole Heirs-at-Law of Cletis Winningham,** the within named sellers, 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 at Nashville, Tennessee, this **26th** day of **July, 2018.**

Notary Public

My Commission Expires: 11/8/21

ANDREW THOMAS WOOD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Dellana Lawhorn, do hereby make an oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19