WARRANTY DEED

Bill Garrett Davidson County
Batch# 123497 DEEDWARR
08/01/2018 02:42:30 PM 3 pgs
Fees: $18.00 Taxes: $747.40
20180801-0075307

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $292,000.00.

Affiant

Subscribed and sworn to me on 07/31/18.

NOTARY PUBLIC
My Commission Expires: 11-8-2021

BRENDA LEWIS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road, Suite 201
Nashville, Tennessee 37215
(615)269-7676

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Justin David Winchester Victoria Winchester 1425 Timber Valley Drive Nashville, TN 37214	First Community Mortgage, Inc. 262 Robert Rose Drive Murfreesboro, TN 37129	108-16-065.00

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Britani Scribner, a married woman, hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto, Justin David Winchester and Victoria Winchester, husband and wife, hereinafter called **"GRANTEES,"** their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Situated in the County of Davidson and State of Tennessee:

Being Lot No. 46-A, Zone Lot Division, Lots No. 46, Percy Priest Woods Subdivision, Section 2, of record in Plat Book 6250, Page 61, Amending Plat Book 5800, Page 259, Register's Office for Davidson County, Tennessee.

Tax ID No. 108 16 0 065.00

Being the same property conveyed by Quit Claim Deed from Britani Scribner, F/K/A Britani Williamson, a married woman, who acquired title as an unmarried woman to Britani Scribner, a married woman as recorded on the 8th day of August, 2012 in Instrument No. 20120808-0070764, in the Register's Office of Davidson County, Tennessee. Spouse of Grantor, David Scribner, joins in the conveyance to transfer any and all marital interest in the property.

X This is Improved property known as 1425 Timber Valley Drive, Nashville, TN 37214

The conveyance of the above-described parcel of land is subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

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 successors and assigns, forever, and GRANTOR does covenant with the said GRANTEES, there are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their successors 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 on 07/31/18.

Britani Scribner

David Scribner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On 07/31/18, before me personally appeared, Britani Scribner and David Scribner, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described herein and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on 07/31/18.

NOTARY PUBLIC

My Commission Expires: 11-8-2021

BRENDA LEWIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

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

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Brenda Lewis, a notary public for this county and state, John Cobb Rochford, 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: 11-8-2021

BRENDA LEWIS
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY