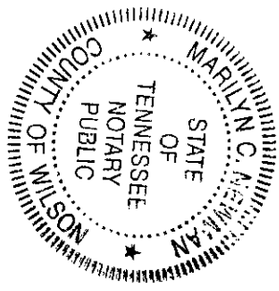
WARRANTY DEED

Bill Garrett
Batch# 124110
08/02/2018 12:57:55 PM
Fees: $13.00 Taxes: $721.50

Davidson County
DEEDWARR
2 pgs

20180802-0075907



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of July, 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jessica Winn	Southwest Funding, LP	075-12-0F-029.00
(NAME)	(NAME)	
735 Tulip Grove Rd. #212	13150 Colt Road, Suite 100	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Dallas, TX 75240	
(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, **I, Mary Allard, an unmarried woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jessica Winn and Nicholas Winn, wife and husband**, hereinafter called the GRANTEE(S), their heirs and/or 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 29, AKA Unit 212, Tulip Cove Townhomes, as shown on plat of record in Exhibit B of Instrument No. 20050525-0059119, First Amendment to the Declaration of record in Instrument No. 20080103-0000699, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Mary Allard, an unmarried woman by Warranty Deed from Johnathan W. Akin and A. Brooke Akin, husband and wife, dated 05/16/2014, recorded 05/23/2014, of record in Instrument No. 20140523-0044631, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for 2018 and subsequent years, a lien not yet due and payable. All matters shown on the plat of record in Plat Instrument No. 200505170055768, in the Register's Office for Davidson County, Tennessee; Covenants, conditions, easements and restrictions of record in Instrument No. 20050525-0059119, and First Amendment to the Declaration of record in Instrument No. 20080103-0000699, in the Register's Office for Davidson County, Tennessee; Easement contained in Warranty Deed of record in Book 4123, Page 640, in the Register's Office for Davidson County, Tennessee; Easement contained in Stormwater Detention Agreement of record in Instrument No. 20040609-0068086, in the Register's Office for Davidson County, Tennessee; Grant of Easement of record in Instrument No. 20160301-0019393, in the Register's Office for Davidson County, Tennessee; Prepared by the Department of Codes Administration of record in Book 10413, Page 841, in the 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 735 Tulip Grove Rd., 212, Hermitage, TN 37076
(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), their heirs and/or 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), their heirs and/or 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 30th day of July, 2018.

Mary Allard
By: Amy Ochsenbein, Attorney-in-Fact

Mary Allard
By: Amy Ochsenbein, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary, personally appeared Amy Ochsenbein, known to me, or proved on the basis of satisfactory evidence, to be the one who executed the foregoing instrument on behalf of Mary Allard, and who executed the same as the free act and deed of the Mary Allard, virtue of a Power of Attorney, duly executed and recorded at Book _____, page _____, said Register's Office.

Witness my hand and official seal this 30th day of July, 2018.

NOTARY

My Commission Expires: 5-17-21

STATE OF TENNESSEE NOTARY PUBLIC MARILYN C. MCMAN COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122