WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 140494 **DEEDWARR**
09/13/2018 11:09:22 AM 2 pgs
Fees: $13.00 Taxes: $851.00

20180913-0090868

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF SEPTEMBER, 2018.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(AFFIX SEAL)

DANIEL HEARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires AUG. 4, 2020

THIS INSTRUMENT WAS PREPARED BY
Ark Title Group, LLC, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: ARK180310TN

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Christopher Cody Winkler, a single man	Christopher Cody Winkler, a single man	
(NAME) 1919 28th Avenue North	(NAME) 1919 28th Avenue North	081-06-0A-021.00-CO
(ADDRESS) Nashville, TN 37208	(ADDRESS) Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Thirty Thousand And No/100 Dollars ($230,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANGELICA EWING AND TYRONE EWING, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CHRISTOPHER CODY WINKLER, 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. 21 on the Plan of Resubdivision for the Remainder of Lots 4, 5,6, 7, 8, and part of Lot 3 of the Subdivision of the East Part of Lot 10 of the Harding Bosley Tract of record in Book 547, Page 4 and as amended by the plat of record, of record in Instrument Number 20030516-0067328, and revised in Instrument Number 20031014-0151915, in the Register's Office for Davidson County, as established by the Declaration of Conditions, Covenants and Restrictions for the Harding Bosley Tract a/k/a Shields Crest Houses, of record in Instrument No. 20090430-0039492, Register's Office for Davidson County Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Angelica Ewing, a married woman by Quit Claim deed from Angelica Bush N/K/A Angelica Ewing, a married woman of record in Instrument No. 20160429-0042306 Register's Office for Davidson County, Tennessee, dated April 06, 2016 and recorded on April 29, 2016

Being the same property conveyed to Angelica Bush by Warranty deed from Frank T. Noel and wife, Rosemary Noel of record in Instrument No. 20111110-0088051 Register's Office for Davidson County, Tennessee, dated November 07, 2011 and recorded on November 10, 2011.

unimproved ☐
This is improved ☒ property, known as 1919 28th Avenue North, Nashville, TN 37208
(House No.) (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 GRANTEES, their heirs and assigns forever; and we do covenant with 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Angelica Ewing and Tyrone Ewing, wife and husband this 12th day of September 12, 2018.

Angelica Ewing

Tyrone Ewing

STATE OF TENNESSEE
COUNTY OF Wilson

On this 12th day of September, 2018, before me personally appeared Angelica Ewing and Tyrone Ewing, wife and husband to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Wilson County, Tennessee this 12th day of September 12, 2018.

Commission Expires: 01-07-2020

Notary Public

TAMMY A. NOVITSKY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY