RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
580 Franklin Rd.
Suite 203
Franklin, Tennessee 37069
File No.: TW180633

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 148520 **DEEDWARR**
10/03/2018 11:11:24 AM 2 pgs
Fees: $13.00 Taxes: $858.77

20181003-0098154

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,100.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of September, 2018.

NOTARY PUBLIC

My commission expires: 6/21/22

K. NIXON STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 580 Franklin Road, Suite 203, Franklin, Tennessee 37069

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica N. Nofsinger 3404 Parkwood Court Hermitage, TN 37076	Same address as new owner	086-14-0-B-139.00 CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand One Hundred and 00/100 Dollars ($232,100.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **SONIA RUTH WINGERT AND CLARK JAMES WINGERT, WIFE AND HUSBAND**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **ERICA H. NOFSINGER, A SINGLE WOMAN**, hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee being Lot No. 89, on the Plan of Final Plat of Fleetwood Subdivision, Phase Two, of record in Plat Book 6900, pages 738 and 739, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Sonia Ruth Wingert and Clark James Wingert, wife and husband, by Warranty Deed from Justin Ross Peach, married, dated 7/2/2013, recorded 7/11/2013, of record in Instrument No. 20130711-0071735, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 3404 Parkwood Court, Hermitage, TN 37076, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

C 18-3242

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2018 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 27th day of September, 2018.

SONIA RUTH WINGERT

CLARK JAMES WINGERT

STATE OF FLORIDA
COUNTY OF BAY

Personally appeared before me, a Notary Public, Sonia Ruth Wingert and Clark James Wingert, 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 seal, this the 27th day of September, 2018.

Notary Public

MICHAEL R. KENT
Notary Public, State of Florida
My Comm. Exp April 13, 2022
Comm. No. GG 194577

MICHAEL R. KENT NOTARY PUBLIC
Printed Notary Name

My commission expires: 13 APR 2022