Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

39-B
File #18-1353

Karen Y Johnson Davidson County
Batch# 150409 DEEDWARR
10/10/2018 10:46:47 AM 2 pgs
Fees: $13.00 Taxes: $998.63
20181010-0100442

WARRANTY DEED

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, the undersigned **Aaron Winters, unmarried**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Margaret Hill, an unmarried woman**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 67 of Block "C" on the Map of the Resubdivision of Sunnymeade, Unit No. 1 and Subdivision of Sunnymeade, Unit No. 2, of record in Book 974, pages 56 and 57, Register's Office for Davidson County, Tennessee.

Said lot No. 67 fronts 50 feet on the northerly side of Ardee Avenue and runs back 355.5 feet on the easterly line and 652.9 feet on the westerly line to a deadline measuring 50 feet thereon.

Being the same property conveyed to Aaron Winters by deed from Fannie Mae A/K/A Federal National Mortgage Association, dated March 26, 2014, of record in Instrument No. 20140408-0029151, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property, known as: 1329 Ardee Avenue, Nashville, TN 37216.

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, Grantee's heirs or assigns, forever. Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's 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.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: 0-BR-18-1329

WITNESS THE EXECUTION HEREOF this 4th day of October, 2018.

Aaron Winters

State of Tennessee)
County of Davidson)

On this 4th day of October, 2018, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named Aaron Winters , the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/8/22

ANDY POSTON WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR 8, 2022

State of Tennessee)
County of Davidson)

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $ 269,900.00.

Affiant

Sworn and subscribed before me on this the 4th day of October, 2018.

Notary Public

My Commission Expires: 07/08/20

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-08-2020

NEW OWNER:
Margaret Hill
1329 Ardee Avenue
Nashville, TN 37216

RESPONSIBLE FOR TAX PAYMENT:
new owner

TAX MAP-PARCEL #:
061-16-0-227.00