This Instrument Prepared By:
K. Brian Hay, Attorney at Law
104 W. 6th Street, Ste. 200
Columbia, TN 38401

Karen Y Johnson Davidson County
Batch# 162120 **DEEDWARR**
11/19/2018 09:08:17 AM 4 pgs
Fees: $23.00 Taxes: $925.00

20181119-0113408

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes
Ravi Sachan PO Box 128402	NEW OWNER
Nashville, TN 37212	

WARRANTY DEED

FOR AND IN CONSIDERATION OF One Dollar ($1.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Sheryl E. Winstead and Edgar Trent Winstead, Jr., as the beneficiaries under the Last Will and Testament of Edgar Trent Winstead (a/k/a Edgar T. Winstead), deceased**; and **Sheryl E. Winstead, Executrix of the Estate of Edgar Trent Winstead, deceased** *(herein called "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto **Ravi Sachan, a married man**, *(herein called "Grantee")* the following described property situated and located in Davidson County, Tennessee, to wit:

> Being Lot No. 703 on the Plan of Charlotte Park, Section VIII, as of record in Book 2900, Pages 45 and 46, Register's Office for said County. Said Lot No. 703 fronts 52.6 feet on the Southerly side of Grosse Point Court, and runs back 194 feet on the Easterly line and 169 feet on the Westerly line, to a dead line in the rear on which it measures 233.2 feet thereon.
>
> Tax Parcel #090-16-272.00
>
> Being the same property conveyed by Warranty Deed from Horace Donald Lampley & Wife, Carrie Sue Douglas Lampley to Edgar T. Winstead & Wife, Delores A. Winstead, as recorded on the 2nd day of October, 1973 in Deed Book 4751, Page 634 in the Register's Office of Davidson County, Tennessee. The said Delores A. Winstead predeceased Edgar T. Winstead (a/k/a Edgar Trent Winstead) leaving him as the surviving tenant by the entirety. See Last Will and Testament of Edgar Trent Winstead of record in Docket #17P62 in the 20th Judicial District, Davidson County, Tennessee, Seventh Circuit, Probate Division.
>
> The property description used herein above is the same as contained in the last deed of reference and no new boundary survey is available.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except for easements and restrictions, if any, appearing in the Davidson County, Tennessee Register of Deeds office; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of _____, 2018.

GRANTOR:

_____
Sheryl E. Winstead

_____
Edgar Trent Winstead, Jr.

Notwithstanding anything contained herein to the contrary, Sheryl E. Winstead, Executrix of the Estate of Edgar Trent Winstead, deceased, joins below in the execution of this instrument for the sole purpose of quitclaiming and conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate

_____
Sheryl E. Winstead, Executrix of the
Estate of Edgar Trent Winstead, deceased

STATE OF TENNESSEE

COUNTY OF _____

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Sheryl E. Winstead**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of October, 2018.

_____ (SEAL)
Notary Public
My Commission Expires:

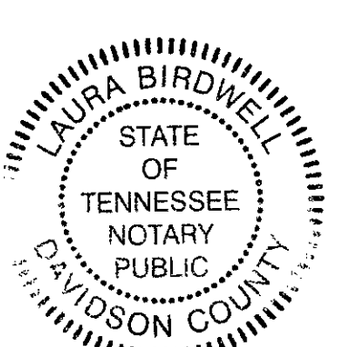
STATE OF TENNESSEE

COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Edgar Trent Winstead, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 31st day of October, 2018.

Laura Birdwell (SEAL)
Notary Public
My Commission Expires: September 7, 2021



IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this _____ day of October, 2018.

GRANTOR:

Sheryl E. Winstead

Sheryl E. Winstead

_____

Edgar Trent Winstead, Jr.

Notwithstanding anything contained herein to the contrary, Sheryl E. Winstead, Executrix of the Estate of Edgar Trent Winstead, deceased, joins below in the execution of this instrument for the sole purpose of quitclaiming and conveying the interests of said Estate, if any, in the subject property, and relinquishing any right to recover the subject property in the event of a subsequent insolvency of this Estate

Sheryl E. Winstead, Executrix

Sheryl E. Winstead, Executrix of the
Estate of Edgar Trent Winstead, deceased

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Sheryl E. Winstead**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

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

Teresa J. Smith

Notary Public
My Commission Expires:

TERESA J. SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned, a Notary Public of the County and State first above written, personally appeared **Edgar Trent Winstead, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the _____ day of October, 2018.

_____ (SEAL)

Notary Public
My Commission Expires:

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared **Sheryl E. Winstead**, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged herself to be the **Executrix of the Estate of Edgar Trent Winstead**, deceased, being authorized to execute the foregoing instrument for the purposes therein contained on behalf of said estate in the capacity as Executrix.

Witness my hand and seal at office in the aforesaid state and county this 30th day of October, 2018.

Teresa J Smith
Notary Public
My Commission Expires: 8-23-21

TERESA J. SMITH STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN. (SEAL)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer or the value of the property transferred, whichever is greater, is **$250,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Ashley Holt
Affiant

Subscribed and sworn to before me this 30th day of October, 2018.

Notary Public
My Commission Expires: _____

SHIRA KINGREY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

(SEAL)