Karen Y Johnson Davidson County
Batch# 162609 DEEDWARR
11/20/2018 11:05:48 AM 2 pgs
Fees: $13.00 Taxes: $869.50
20181120-0114151

State of Tennessee)
County of Sumner

The actual consideration or value, whichever is greater, for this transfer is $235,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of November, 2018.

Notary Public:

My Commission Expires: 10/18/22

BRENDA HUNTSMAN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

WARRANTY DEED

This Instrument Prepared By: Highland Title, LLC, 879 GreenLea Blvd, Ste 102, Gallatin, TN 37066

Name and Address and New Owner:	Send Tax Bills To:	Map/Parcel Number:
Robert Quinn and Judi Quinn 2844 Greer Road Goodlettsville, TN 37072	New Owner	01100019600

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Brandon D. Winters and wife, Amy B. Winters**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert Quinn and Judi Quinn, husband and wife**, hereinafter called the Grantees, their 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. 9 on the Final Plat of Hunters Ridge Subdivision, Section 3, as of record in Instrument Number 20020607-0069365, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Brandon D. Winters and wife, Amy B. Winters by Warranty Deed from Gary F. Hahn, a married man, dated 8/30/06 and recorded 9/8/06 in Instrument Number 20060908-0111235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

Any and all plats, easements, restrictions, and other matters of record.

Subject to conditions, easements, restrictions, and/or building set-back lines and other matters that appear on the plat of record in Instrument Number 20020607-0069365, Register's Office for Davidson County, Tennessee.

Restrictive Covenants of record in Instrument Number 20030918-0138045 , Register's Office for Davidson County, Tennessee.

Storm Water Detention Agreement in Instrument Number 20020524-0063882, Register's Office for Davidson County, Tennessee.

Right-of-Way Maintenance Agreement of record in Instrument Number 20060609-0068666, Register's Office for Davidson County, Tennessee

The above legal description is the same as that contained in the previous deed of record.

This is unimproved property, known as: 2844 Greer Road, Goodlettsville, TN 37072

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. Grantors covenant with said Grantees that they are lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except for current taxes, and encumbrances of record.

GRANTORS further covenant and bind themselves, their heirs, successors, and representatives to warrant and defend the title to the said land to Grantees, their heirs, successors, and assigns against the lawful claims of all persons whatsoever.

Witness my/our hand(s) this the 15th day of November, 2018.

Brandon D. Winters

Amy B. Winters

State of Tennessee)
County of Sumner)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State the within named Brandon D. Winters and Amy B. Winters, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 15th day of November, 2018.

Commission Expires: 10/22/2018

Notary Public: Brenda Huntsman

