WARRANTY DEED

Karen Johnson Davidson County
Batch# 188917 **DEEDWARR**
01/28/2019 11:18:57 AM 2 pgs
Fees: $13.00 Taxes: $962.00

20190128-0008077

MARILYN C. NEWMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2019

Notary Public

MY COMMISSION EXPIRES: 5-17-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tyler Anton	Primary Residential Mortgage, Inc.	063-16-0-A-032.00 CO
(NAME)	(NAME)	
649 Granwood Blvd.	1795 International Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Idaho Falls, ID 83402	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **Lindsey Winters, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tyler Anton, unmarried 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. 178, on the Plan of Plan of Hampton Park, (formerly Chitwood Dawns), of record in Book 6900, pages 550, 551 and 552, Certificate of Correction of record in Book 7462, page 445, amended in Book 8110, page 401 and Book 8181, page 112, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Lindsey Winters by Special Warranty Deed from U.S. Bank, N.A., Successor Trustee To Bank of America, N.A., As Successor Trustee To Lasalle Bank, N.A., As Trustee For The Holders Of The Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-FFI, dated September 20, 2012, of record in Instrument No. 20121102-0101295, Register's Office for Davidson County, Tennessee.

Bradley David Winters, husband of Lindsey Winters, joins in the execution of this instrument for the purpose of conveying his interest, marital or otherwise, if any, in the above described tract or parcel of land.

unimproved ☐

This is improved ☑ property, known as 649 Granwood Blvd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

This conveyance is subject to the following: Taxes for the year 2019, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Book 6900, page 405; Book 6900, page 550-552; Book 7462, page 445; Book 8110, page 401 and Book 8181, page 112; Restrictions of record in Book 7351, page 852; Book 7451,

page 739 and Book 8336, page 393; Articles of Incorporation/ Charter of record in Book 7431, page 204; Book 8517, page 762 and Book 8833, page 216; Easement for flowage of record in Book 2247, page 75; Easement for public utilities of record in Book 8007, page 235 and Book 8657, page 179; Easement of record in Book 7460, page 930; Book 7489, page 515 and Book 8739, page 991; Quitclaim Deed to Homeowners Association for open space of record in Book 8207, page 276 and Book 8951, page 797; all of record in the Register's Office for Davidson County, Tennessee.

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.

Witness my hand this ~~18th~~ 17th LW BW day of January, 2019.

Lindsey Winters
Lindsey Winters

Bradley David Winters
Bradley David Winters

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Lindsey Winters and Bradley David Winters, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and official seal at Franklin, Tennessee, this ~~18th~~ 17th PL day of January, 2019.

Polly E Lavit
Notary Public
My Commission Expires: _____

File No.: 28825

POLLY E. LAVIT
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-17-2022