THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Rd, Ste 203A** **Nashville, TN 37215** **CRT File No. 190319663**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $624,900.00 Affiant Subscribed and sworn to before me, this 12th day of April, 2019. Notary Public My Commission Expires: _____

KATE ROSENTHAL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JULY 09, 2022

Karen Johnson Davidson County
Batch# 219380 DEEDWARR
04/18/2019 08:42:09 AM 2 pgs
Fees: $13.00 Taxes: $2,312.13
20190418-0035648

WARRANTY DEED

Address New Owner: John Barr Biglane and Paige H. Biglane 612 Lamar Drive Nashville TN 37205	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 115-07-0-086.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John H. Winston, V and Kristen Winston, Husband and Wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **John Barr Biglane and Paige H. Biglane, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 18, as shown on the map entitled West Meade Addition Section Two, of record in Plat Book 2854, page 56, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to JOHN H. WINSTON, V, by deed from JOSEPH M. RIDDICK and wife, NORMA F. RIDDICK, of record in Instrument No. 20000522-0050832, dated May 11, 2000, said Register's Office.

Being further conveyed to JOHN H. WINSTON, V and wife, KRISTEN WINSTON, as Tenants by the entireties, by deed from JOHN H. WINSTON, V, of record in Instrument No. 20081028-0107403, dated October 27, 2008, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2019 and subsequent years for Map-Par. 115-07-0-086.00.

Matters shown on the Plan of record in Plat Book 2854, page 56, said Register's Office.

This is improved property located at 612 Lamar Drive Nashville TN 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant

and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of April, 2019.

John H. Winston, V

Kristen Winston

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John H. Winston, V and Kristen Winston, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 12th day of April, 2019.

Notary Public

My Commission Expires: _____

WILLIAM T CHAPMAN VI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 09, 2022