Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 220040 DEEDWARR
04/22/2019 10:19:57 AM 2 pgs
Fees: $13.00 Taxes: $588.30

20190422-0036267

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
The actual consideration or value, whichever is greater, for this transfer is $159,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of April, 2019.

Notary Public
My commission expires: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

02-1904-00058X

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Deanna Salazar 3169 Trails End Ln Nashville TN 37214	PrimeLending 18111 Preston Rd #900 Dallas TX 75252	108-08-0-A-008.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Zachary T. Winecoff, formerly erroneously described as Zachery T. Winecoff, an unmarried man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Deanna L Salazar, a single woman,** hereinafter called the Grantees, their successors 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 Unit No. 8, Lot 4, in a Horizontal Property Regime as shown on the condominium site, Quail Valley, Section 1, Phase 1, as established by the Master Deed of record in Book 5851, Page 779; as amended in Book 5884, Page 534; Book 6081, Page 130; Book 6903, Page 123; Book 7716, Page 824; Book 9082, Page 873; and Book 11401, Page 410, and as shown on the plan of record in Book 5200, Page 394, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tim Winecoff, unmarried by deed from Henry Winecoff and wife, Naomi Winecoff, dated March 31, 2000, recorded February 4, 2008, of record in Instrument No. 20080204-0011538, Register's Office for Davidson County, Tennessee.

Further being part of the same property conveyed to Timothy Winecoff and wife, Kimberlie Ann Winecoff by Quitclaim Deed from Tim Winecoff, dated March 7, 2008, recorded March 11, 2008, of record in Instrument No. 20080311-0024270, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Zachary T. Winecoff, formerly erroneously described as Zachery T. Winecoff, an unmarried man by deed from Timothy Winecoff and wife, Kimberlie Anne Winecoff, dated June 29, 2017, recorded July 3, 2017, of record in Instrument No. 20170703-0066530, Register's Office for Davidson County, Tennessee.

Tim Winecoff being one and the same person as Timothy Winecoff.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3169 Trails End Ln, Nashville, TN 37214.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 15th day of April, 2019.

Zachary T Winecoff, formerly erroneously described as Zachery T. Winecoff, an unmarried man

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Zachary T. Winecoff, formerly erroneously described as Zachery T. Winecoff, an unmarried man**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Goodlettsville, TN, this 15th day of April, 2019.

Notary Public

My Commission expires:

