WARRANTY DEED

Karen Johnson Davidson County
Batch# 222759 DEEDWARR
04/26/2019 11:37:30 AM 3 pgs
Fees: $18.00 Taxes: $893.55
20190426-0038644

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $241,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 8/11/20

(AFFIX SEAL)

JULIE DYESS NOTARY PUBLIC STATE OF TENNESSEE MONTGOMERY COUNTY My Commission Expires 08-11-2020

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 121 1st Ave S, Ste 200, Franklin, TN 37064-6300

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tim M. Winecoff	**New Owner**	064110A08000CO
(NAME)	(NAME)	
906 Chase Boulevard		
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I Rose C. Lowrey, a single woman, hereinafter called the GRANTOR(S), has/have bargained and sold, and by these presents do transfer and convey unto Tim M. Winecoff and Kim A. Winecoff, husband and wife, hereinafter called the GRANTEE(S), his/her/their 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 80 on the Plan of Caleb Chase, a Planned Unit Development, of record in Plat Book 6250, Page 821 and 822, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Iry E. Lowrey, Jr. and wife, Rose C. Lowrey by Warranty Deed from Timothy R. Miller and wife, Joni D. Miller dated October 22, 1993 and recorded October 22, 1993 of record in Book 9123, Page 823, Register's Office for Davidson County, Tennessee.

The said Iry E. Lowrey, Jr died on 09/06/2010, leaving the said Rose C. Lowrey the sole surviving tenant by the entirety.

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 conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ 906 Chase Boulevard, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 384476
Warranty Deed TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), his/her/their assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), his/her/their 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.

Effective the 24th day of April, 2019.

Rose C Lowrey by R A Lowrey HER ATTORNEY IN FACT

Rose C. Lowrey, by Robert A. Lowrey, her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforementioned, personally appeared Robert A. Lowrey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Rose C. Lowrey_, and is authorized by her, and does hereby acknowledge the execution of this instrument on her behalf, by virtue Instrument #201904260038643, Register's Office of Davidson, Tennessee.

Witness my hand and Official seal this 24th day of April, 2019.

Tracey Trumphour
Notary Public

My Commission Expires: 3.17.21

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mount Juliet, TN 37122

True Copy Certification

I, Debra Loe, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Debra Loe

Signature

State of TENNESSEE

County of WILLIAMSON

Personally appeared before me, Julie Dyess, a notary public for this county and state, Debra Loe, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julie Dyess

Notary's Signature

My Commission Expires: 8/11/2020

{Notary' Seal}

