WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF APRIL, 2019.

Notary Public

MY COMMISSION EXPIRES: 6/1/2020
(AFFIX SEAL)

JASON R. JONES NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 19-CD-141

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
KIMBERLY J WINFORD AND ROMAN A WINFORD	New Owner	126 16 0 A 597.00 CO
(NAME)	(NAME)	
7329 Riverfront Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 223308 **DEEDWARR**
04/29/2019 11:18:55 AM 2 pgs
Fees: $13.00 Taxes: $1,646.13

20190429-0039126

FOR AND IN CONSIDERATION OF THE SUM OF Four Hundred Forty-Four Thousand Nine Hundred And No/100 Dollars ($444,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, PHILIP DAVIS CONSTRUCTION COMPANY, LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO KIMBERLY J WINFORD* AND ROMAN A WINFORD, WIFE AND HUSBAND 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. 271, on the Final Plat of Riverwalk, Phase 4B, as of record as Instrument No. 20060907-0110507, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being part of the same property conveyed to Philip Davis Construction Company, LLC, a Tennessee limited liability company, by Quitclaim Deed, from Alphonse H. Davis, dated October 9, 2018, recorded October 19, 2018, of record in Instrument No. 20181019-0103892, Scrivener's Affidavit to correct the name of the grantee of record in Instrument No. 20190307-0021059, Register's Office for Davidson County, Tennessee.

Previously being part of the same property conveyed to Alphonse H. Davis, by Warranty Deed, from Celebration Homes, LLC, a Tennessee limited liability company, dated January 30, 2017, recorded January 31, 2017, of record in Instrument No. 20170131-0010134, Register's Office for Davidson County, Tennessee.

Further previously being the same property conveyed to Celebration Homes, LLC, a Tennessee limited liability company, by Special Warranty Deed, from Riverwalk Development Partners, Inc., a Tennessee corporation, dated August 18, 2008, recorded August 26, 2008, of record in Instrument No. 20080826-0087454, Register's Office for Davidson County, Tennessee.

**also known as Kimberley J. Winford

unimproved ☐
This is improved ☒ property, known as 7329 Riverfront Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness our hands this 25 day of April, 2019.

Philip Davis Construction Company, LLC

BY: _____
Philip Davis, Managing Member

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, Leah Turner, a Notary Public of said State and County aforesaid, personally appeared Philip Davis with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Managing Member of Philip Davis Construction Company, LLC the within named bargainor, a limited liability company and that he as such Managing Member, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by himself as Managing Member

Witness my hand and official seal at Franklin, Tennessee this 25 day of April, 2019.

Commission Expires: ~~My Commission Expires~~ October 21, 2020

LEAH A. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public