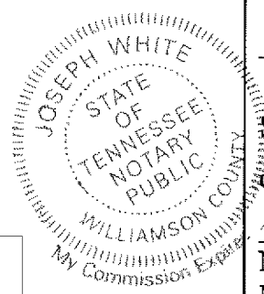
THIS INSTRUMENT PREPARED BY:	STATE OF Tennessee) COUNTY OF Williamson)
The Row Title & Escrow, LLC **20 Music Square West, Suite 200** **Nashville, TN 37203**	The actual consideration or value, whichever is greater, for this transfer is: $425,000.00 Affiant Subscribed and sworn to before me, this 6th day of June, 2019. Notary Public My Commission Expires: 5-15-2021



Karen Johnson Davidson County
Batch# 240029 DEEDWARR
06/06/2019 01:46:30 PM 2 pgs
Fees: $13.00 Taxes: $1,572.50
20190606-0054301

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Tyler Ward 824A Clayton Ave Nashville, TN 37204	New Owner	Tax Parcel ID No. 118-06-OZ-1.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WILLIAM EARL WINCE, III AND DEBORAH D. WINCE, HUSBAND AND WIFE** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **TYLER WARD, A SINGLE MAN,** ("Grantee"), his 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 Unit A, as shown on the plan entitled Declaration of Covenants, Conditions and Restrictions for 824 Clayton Avenue Townhomes, a Horizontal Property Regime with Private Elements (a Planned Unit Development, of record in Instrument No. 20170509-0045875, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being a portion of the same property conveyed to WILLIAM EARL WINCE, III, UNMARRIED, AND WILLIAM EARL WINCE, JR., AND SPOUSE JOYCE LYNNE WINCE, AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP, by deed from TOM C. SHAPIRO AND SPOUSE, DIANE S. SHAPIRO, of record in Instrument No. 20071204-0140290, dated November 29, 2007, said Register's Office.

Further being a portion of the same property conveyed to WILLIAM EARL WINCE, III AND DEBORAH E. WINCE, HUSBAND AND WIFE, by quitclaim deed from WILLIAM EARL WINCE, III AND WILLIAM EARL WINCE, JR. AND JOYCE LYNN WINCE, of record in Instrument No. 20110825-0065872, dated July 20, 2011, said Register's Office.

Also being a portion of the same property conveyed to WILLIAM EARL WINCE, III AND DEBORAH D. WINCE, HUSBAND AND WIFE, by quitclaim deed from WILLIAM EARL WINCE, III AND DEBORAH D. WINCE, WHO ERRONEOUSLY ACQUIRED TITLE AS DEBORAH E. WINCE IN PREVIOUS CONVEYANCE, HUSBAND AND WIFE, of record in Instrument No. 20170808-0081159, dated August 3, 2017, said Register's Office.

This is improved property commonly known as: **824A Clayton Ave Nashville, TN 327204**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantee, her 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.

WILLIAM EARL WINCE, III

DEBORAH D. WINCE

STATE OF New Jersey)
)
COUNTY OF Middlesex)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WILLIAM EARL WINCE, III AND DEBORAH D. WINCE**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 5th day of June, 2019.

Tari L. Pantaleo
Notary Public
My Commission Expires: 07/31/2021

Certificate of Authenticity

I, Jim R. Vanderpool, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document executed and authenticated according to the law of Tennessee.

Jim R. Vanderpool

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this County and State, Jim R. Vanderpool, who acknowledges that this certification of an electronic document is true and correct.

Joseph White, Notary

My commission expires: 5/15/2021

JOSEPH WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

TARI L. PANTALEO
NOTARY PUBLIC
MY COMMISSION EXPIRES 07/31/2021

TARI L. PANTALEO NOTARY PUBLIC STATE OF NEW JERSEY