WARRANTY DEED

Karen Johnson Davidson County
Batch# 243267 DEEDWARR
06/13/2019 04:01:49 PM 2 pgs
Fees: $13.00 Taxes: $1,598.40

20190613-0057137

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-3-2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $432,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 11th DAY OF June, 2019

Notary Public

MY COMMISSION EXPIRES: 5-3-21

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen D. Bordonaro	ASCEND FEDERAL CREDIT UNION	
(NAME)	(NAME)	83-1 311
1116 Greenwood Avenue	520 AIRPARK DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	TULLAHOMA, TN 37388	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **AMY SELF WINKLER AND ZACH WINKLER, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **STEPHEN D. BORDONARO, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS 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 the westerly one-half Lot No. 2 on the Plan of Dr. E. T. Brown's Subdivision of the Sharpe Land, of record in plat Book 332, page 7, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 2 fronts 50 feet on the southerly side of Greenwood Avenue and runs back between lines 286 feet, more or less, on the westerly line and 287 feet, more or less, on the easterly line to a line at the rear measuring 50 feet thereon.

Being the same property conveyed to Amy Self Winkler and husband, Zach Winkler, by deed from Joan S. Sasser and Glenn Cameron Spain of record in Instrument No. 20040714-0083873, Register's Office for Davidson County, Tennessee.

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

unimproved
This is improved x property, known as 1116 Greenwood Avenue, Nashville, TN 37206
(House Number) (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.

Witness my hand this 11th day of June, 2019

AMY SELF WINKLER

ZACH WINKLER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Self Winkler and Zach Winkler, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11th day of June, 2019.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 5, 2019