Karen Johnson Davidson County Batch# 275613 **DEEDWARR** 08/23/2019 08:53:57 AM 2 pgs Fees: $13.00 Taxes: $1,554.00 20190823-0084843	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $420,000.00. Hillary Torrence Affiant Subscribed and sworn to before me, this the 22nd day of August, 2019. Notary Public My commission expires: 2/24/23

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Cody Kenneth Vanwinkle	New Owner	**186-04-0A-143.00-CO**
7620 Kemberton Drive East		
Nolensville, TN 37135		

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, WE,

Ronald Steven Reed and Carolyn Renee Reed, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Cody Kenneth Vanwinkle, an unmarried man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 267 on the Plan of Final Plat, Burkitt Place, Phase 2G, Cluster Lot Subdivision PUD of record in Plat at Instrument No. 20070514-0057216, and Instrument No. 20070628-0077531, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ronald Steven Reed and Carolyn Renee Reed, husband and wife by Warranty deed from Nma Hassan and Bahauldin Hassan, wife and husband of record in Instrument No. 20151222-0128424 Register's Office for Davidson County, Tennessee, dated December 18, 2015 and recorded on December 22, 2015.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__x__) unimproved (____) property known as 7620 Kemberton Drive East, Nolensville, TN 37135.

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), their heirs and 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), 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/OUR HANDS EFFECTIVE AS OF 22nd day of August, 2019:

Ronald Steven Reed

Carolyn Renee Reed

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Ronald Steven Reed and Carolyn Renee Reed, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 22nd day of August, 2019.

My Commission Expires: 5/25/20

Notary Public

20191454R

DORA L. MOBLEY
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY