RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190900310

WARRANTY DEED

Karen Johnson Davidson County
Batch# 297939 DEEDWARR
10/09/2019 09:25:27 AM 2 pgs
Fees: $13.00 Taxes: $999.00

20191009-0103396

$269999.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$275,000.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 4th day of October, 2019

Notary Public

MY COMMISSION EXPIRES: 1-24-22

TAMMY MORRIS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Ruth Smith **135 Rio Vista Dr.** **Madison, TN 37115**	DAS 12140 Woodcrest Exec #150 St Louis MO 63141	043-12-0-022.00

FOR AND IN 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,

WPN, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amanda Ruth Smith, an unmarried woman

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. 12 on the Subdivision of Parts of Lots 6, 7, and 8 on the Plan of Anderson Estates, of record in Plat Book 1835, Page 121, Register's Office for Davidson County, Tennessee.

SAID Lot No. 12 fronts 100 feet on the westerly side of Rio Vista Drive and extends back between lines 400 feet to a dead line.

BEING the same property conveyed to WPN, LLC, a Tennessee Limited Liability Company, by Warranty Deed from J. Barry Bruce, dated 6/28/19 and recorded 7/1/19 in Instrument No. 20190701-0063464, Register's Office for Davidson County, Tennessee. Also being the same property previously conveyed to J. Barry Bruce, unmarried, by Warranty Deed from Eric Sox, a married man, and George Brandt, a married man, dated 3/8/17 and recorded 3/14/17 in Instrument No. 20170314-0024832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **135 Rio Vista Dr., Madison, TN 37115**
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 our hands this 4th day of October, 2019.

WPN, LLC

BY: Therese Winnington 10/4/19
Therese Winnington, Manager

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Therese Winnington with whom I am personally acquainted and who upon his oath(s) acknowledged herself to be the Manager of WPN, LLC the within named bargainor, and corporation, and that she as such Manager being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Therese Winnington as such Manager.

Witness my hand and official seal at office at Nashville, Tennessee on this the 4th day of October, 2019.

Commission Expires:_____ Gail C. Vincent

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 01-18-2022