Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 314241 DEEDWARR
11/12/2019 11:30:26 AM 2 pgs
Fees: $13.00 Taxes: $4,255.00
20191112-0116392

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT190900332

WARRANTY DEED

VIRGINIA ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,150,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 1st day of November, 2019

Notary Public

MY COMMISSION EXPIRES:

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
Betsy Lee, Trustee of The Berwick Trust P.O. Box 340020 Nashville, TN 37203	SAME	052-06-0-040.00

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,

Therese Winnington, A Married Woman (Tract One) and Peter J. Winnington and Barbara A. Winnington, husband and wife and Therese Winnington (Tract Two)

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

Betsy Lee, Trustee of The Berwick Trust dated October 10, 2019

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:

Tract One
LAND in Davidson County, Tennessee, being Lot No. 9 as shown on the map entitled Candace Heights, of record in Plat Book 2330, Page 78, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Together with a Perpetual Easement for Pool and Pool House as follows:

PROPERTY located at 832 Berwick Trail in Madison, 9th Councilmanic District of Davidson County, Tennessee. Being shown as part of Parcel 91.00 on Davidson County Property Map 52-06 and also being part of Lot 14 of the Map of the Layman Foundation First Subdivision of Madison Heights Revised of record in Plat Book 974, Page 65, R.O.D.C., TN. Being more particularly described according to a survey by Crenshaw Land Surveying, William E. Crenshaw TN. R.L.S. #2395, dated February 21, 2018 and known as Job No. 18008, as follows:

BEGINNING at a point in the easterly property line of the Pedro J. Perales property (Map 52-06 Parcel 40.00) of record in Book 5918, Page 726, R.O.D.C., TN., and in the westerly line of property also belonging to Pedro J. Perales (Map 52-06 Parcel 91.00) of record in Book 5968, Page 93, R.O.D.C., TN., and being the Northwest corner of the herein-described easement. Said beginning point being located S 43°18'00" E - 72.00 feet; thence S 15°35'00" E - 284.20 feet from an iron pin at the end of Berwick Trail at the Northeast corner of Parcel 40.00; thence, from said POINT OF BEGINNING, leaving the easterly line of Parcel 40.00, with a new line severing Parcel 91.00, of which this is a part, N 80°50'24" E - 37.69 feet to a point, being the Northeast corner of the herein-described easement; thence, S 08°22'47" E - 34.52 feet to a point in the north line of the Cumberland River, being the Southeast corner of the herein-described easement; thence, along the northerly line of the Cumberland River and the southerly lines of Parcel 91.00 and the herein-described easement, S 73°49'59" W - 33.13 feet to an iron pin at the Southwest corner of the herein-described easement and the Southwest corner of Parcel 91.00, and being in the easterly line of Parcel 40.00; thence, along the easterly line of Parcel 40.00 and the westerly lines of Parcel 91.00 and the herein-described easement, N 15°35'00" W -38.80 feet to the Point of Beginning, containing 1,293 square feet. Being a portion of the same property conveyed to Pedro J. Perales by deed of record in Deed Book 5968, Page 93, R.O.D.C., TN.

BEING the same property conveyed to Therese Winnington, a married woman, by Warranty Deed from Betty M. Perales, Personal Representative of Pedro Juan Perales Estate, dated 6/25/18 and recorded 6/27/18 in Instrument Number 20180627-0062004, Register's Office for Davidson County, Tennessee.

The undersigned David Lewis, spouse of Therese Winnington joins in the execution of this instrument for the purpose of conveying to the Grantees all of her right, title, claim and interest in and to the above described property, including but not limited to, her homestead, dower, and any and all other marital rights.

Tract Two
LAND in Davidson County, Tennessee, being Lot No. 14, The Layman Foundation First Subdivision of Madison Heights (Revised), of record in Book 974, Page 65 (which revised plat in Book 974, Page 16), Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.

BEING the same property conveyed to Peter J. Winnington and Barbara A. Winnington, husband and wife, and Therese Winnington by Quitclaim Deed from Peter J. Winnington and Barbara A. Winnington, husband and wife, dated 9/11/18 and recorded 9/19/18 in Instrument Number 20180919-0092733; and the same property previously conveyed to Peter J. Winnington and Barbara A. Winnington, husband and wife, by Warranty Deed from Betty M. Perales, personal representative of Pedro Juan Perales Estate, dated 6/27/18 and recorded 6/29/18 in Instrument Number 20180629-0062952, 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 **832 Berwick Trail & 754 Florence Circle, 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 1st day of November, 2019.

Therese Winnington

Therese Winnington Tract One & Tract Two

David Lewis

David Lewis (Tract One)

Peter J Winnington by Barbara A Winnington, Attorney in Fact

Peter J. Winnington by Barbara A. Winnington, Attorney in Fact (Tract Two)

Barbara A Winnington

Barbara A. Winnington (Tract Two)

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 Therese Winnington and husband David Lewis, and Barbara A. Winnington, and Therese Winnington and the bargainor(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 and official seal at Nashville, Tennessee, this 1st day of November, 2019.

Commission Expires: 1/18/22

Gail C Vincent
Notary Public

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 1st day of November, 2019, before me personally appeared Barbara A. Winnington to me known to be the person who executed the foregoing instrument in behalf of Peter J. Winnington as his Attorney in Fact, and acknowledged that she executed the same as the free act and deed of the said Peter J. Winnington.

Witness my hand and official seal at Nashville, Tennessee, this the 1st day of November, 2019.

My commission expires:
1-18-22

Gail C. Vincent
Notary Public

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

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