Karen Johnson Davidson County
Batch# 322235 DEEDWARR
11/27/2019 02:31:14 PM 2 pgs
Fees: $13.00 Taxes: $777.00
20191127-0122992

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is: $210,000.00

Affiant Signature

Subscribed and sworn to before me on this the _____ of November, 2019.

Notary Public

My Commission expires 6/24/23

RYAN J. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

NAME AND ADDRESS OF PROPERTY OWNER:
Brandon Wingate and Billy J. Nunley
PO BOX 332310
Murfreesboro, TN 37133

SEND TAX BILLS TO:

Brandon Wingate and Billy J. Nunley
PO BOX 332310
Murfreesboro, TN 37133

MAP AND PARCEL NUMBER: Tax ID #: 07204008700

WARRANTY DEED

19NT01206

Effective the _____ of November, 2019 and for and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Jack D. Holt

Hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Brandon Wingate and Billy J. Nunley

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3, Block "B" on the Plan of Inglewood Golf Club Subdivision, as shown of record in Book 843, Page 64, Register's Office of Davidson County, Tennessee to which plan reference is here made for a complete description thereof.

This is an improved property commonly known as 1407 Stratford Ave, Nashville, TN 37216.

Being the same property conveyed to Jack D. Holt by Warranty Deed from Jack E. Holt, dated 10/02/07 and recorded 10/02/07 as Document No.20071002-0117101, Register's Office for Davidson County, Tennessee.

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. We do

covenant with 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, expect for those matters appearing of record and real property taxes. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against all 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 the 22 of November, 2019.

Jack D. Holt

Jack D. Holt

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, **Jack D. Holt**, the within named bargainer 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 the 22 of November, 2019.

Notary Public

My commission expires: 03-08-2021

