# WARRANTY DEED

Karen Johnson Davidson County
Batch# 330521 DEEDWARR
12/16/2019 02:33:30 PM 3 pgs
Fees: $18.00 Taxes: $1,295.00
20191216-0129566

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$$350,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
~~13th~~ 16th DAY OF December,2019.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: OCT 2 0 2020
(AFFIX SEAL)

KRISTEN M. TRAIN
Notary Public At Large
SUMNER COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILL TO: | TAX MAP 161 10 0B 176.00 |
|---|---|---|
| Joshua Sullivan Winter<br>829 Tintern Abbott Court<br>Nashville, Tennessee 37211 | USAA Federal Savings Bank<br>10750 McDermott Freeway<br>San Antonio, Texas 78288 | |

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,

**Justin Smith**
**and**
**Mary Catherine Williams,**
**husband and wife**

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

**Joshua Sullivan Winter**
**and**
**Kolbi Victoria Killingback,**
**husband and wife**

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, 22, on the Final Plat of Villages of Brentwood, Phase Eleven, of record in Book 9700, Page 949, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Justin Michael Smith by Quitclaim Deed from Iris Smith, dated April 9, 2014 and filed of record in Instrument No. 20140415-0031251, in the Register's Office for Davidson County, Tennessee.

MARY CATHERINE WILLIAMS JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY RIGHT, TITLE, AND INTEREST IN AND TO SAID PROPERTY WHICH SHE MAY HAVE MARITAL OR OTHERWISE.

Justin Smith and Justin Michael Smith, being one in the same person.

This conveyance is made subject to the following:
1) 2020 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **829 Tintern Abbott Court, Nashville, Tennessee 37211**.

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

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 and official seal at office this 13th day of December, 2019.

Justin Smith

Mary Catherine Williams

By, Justin Smith, as attorney in fact

By, Justin Smith, as attorney in fact

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Justin Smith with whom I am personally acquainted, (or who 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 13th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

On this 13th, day of December, 2019, the undersigned authority, a Notary Public in and for the State of Tennessee, before me personally appeared Justin Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument in behalf of Mary Catherine Williams, and acknowledged that such person (or persons) executed the same as such person (or persons) free act and deed of Mary Catherine Williams.

Power of Attorney recorded in Instrument No. 201912160129565 in the Register's Office in and for Davidson, County, Tennessee.

WITNESS my hand and official seal this 13th day of December, 2019.

NOTARY PUBLIC

My Commission Expires: January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Signature Title Services, LLC
636 Grassmere Park, Ste 130B
Nashville, TN 37211

Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

# True Copy Certification

I, KRISTEN TRAINI, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11/22/23

Notary's Seal (if on paper)

LELAND L. COLEMAN, JR.
STATE OF TENNESSEE
NOTARY PUBLIC
MY COMM. EXP.
SUMNER COUNTY