This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6147

Karen Johnson Davidson County
Batch# 356953 DEEDWARR
02/12/2020 09:13:17 AM 2 pgs
Fees: $13.00 Taxes: $1,128.50

20200212-0015930

STATE OF ~~TENNESSEE~~
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $305,000.00

Affiant

Subscribed and sworn to before me, this the 11th day of February, 2020

Notary Public
My Commission Expires: _____

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

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Peter Winnington and Barbara Winnington 2 Westover Circle Wilmington, DE 19807	Same as new owner	052 09 0 180.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Angela Sullivan, an unmarried woman and Amber Hayes, an unmarried woman**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Peter Winnington and wife Barbara Winnington**, 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 parts of Lots Nos. 59, 60 and 61 on the plan of Woodale Grove Annex Subdivision of part of J.H. Gothard's Lands, of record in Book 547, Pages 109 and 110, Register's Office for said County.

Said property adjoins and fronts 147.2 feet, more or less, on the Southeasterly margin of Miami Avenue, as widened, and extends back 120 feet, more or less, on the Southwesterly line and 119 feet, more or less, on the Northeasterly line in the rear, measuring 135.5 feet thereon.

Being the same property conveyed to Angela Sullivan, unmarried, and Amber Hayes, unmarried, by Warranty Deed from Michele Johnson, of record in Instrument No. 20150626-0061843, in the Register's Office of Davidson County, Tennessee, dated June 03, 2015 and recorded on June 26, 2015.

This is ☒ improved or ☐ unimproved property located at: **2660 Miami Avenue, Nashville, TN 37214.**

This conveyance is made subject to 1) 2020 taxes have been prorated between the parties as of the date of this instrument, with the Grantors paying their prorated share thereof to the Grantees who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of February, 2020.

GRANTOR:

Angela Sullivan

Amber Hayes

STATE OF TENNESSEE
COUNTY OF Williamson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Angela Sullivan and Amber Hayes, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 11th day of February, 2020.

Notary Public
My Commission expires: 9-24-22

JAKE MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY