WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. 1-20-6235

Karen Johnson Davidson County
Batch# 361567 DEEDWARR
02/21/2020 02:27:30 PM 3 pgs
Fees: $18.00 Taxes: $847.30
20200221-0019702

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $229,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF FEBRUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-20-21
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Series, LLC, 277 Mallory Station Rd, Suite 102, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Lauren Burns	CMG Financial	Parcel ID: 133 12 0 133.00
(NAME) 204 Nunley Drive	(NAME) 3160 Crow Canyon Rd, #400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Charles Everett Winfrey, Jr, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren Burns, a single 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:

Being Land in Davidson County, Tennessee, being Lot No. 48 Valley View Meadows, Section III, as of record in Book 3700, page 93, Register's Office for said County, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles E. Winfrey and wife, Ernestine S. Winfrey by Deed from Evernardo Antonio Beasley and wife, Nellie Jane Beasley, dated August 21, 1985 and recorded August 23, 1985, in Book 6637, Page 492, in said Register's Office for Davidson County, Tennessee. *The said Charles E. Winfrey having since died on September 21, 2007, leaving Ernestine S. Winfrey as the sole surviving tenant by the entirety. The said Ernestine S. Winfrey having since died intestate on October 13, 2019, leaving Charles E. Winfrey, Jr., as her sole surviving heir. See Affidavits of Heirship recorded as Instrument Numbers: 201912180130394 and 201912180130395 in the Register's Office for Davidson County, Tennessee.*

Further, being the same property conveyed to Charles Everett Winfrey, Jr., by Quit Claim Deed from Renard A. Hirsch, Sr., Trustee dated December 2, 2019 and recorded December 18, 2019, as Instrument No. 201912180130396, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 204 Nunley Drive, Nashville, TN 37211

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 21st day of February, 2020

Charles Everett Winfrey, Jr.

STATE OF TENNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Charles Everett Winfrey, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 21st of February, 2020.

Notary Public

My Commission Expires:

(SEAL)

KARLA LILLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 10-7-2023

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-21-20

