Prepared by:
Record and Return To:
Chapman and Rosenthal Title, Inc
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

Karen Johnson Davidson County
Batch# 364573 DEEDWARR
02/27/2020 11:13:02 AM 5 pgs
Fees: $28.00 Taxes: $2,775.00
20200227-0021914

This Instrument Prepared by:
Mark E. Morrison
Grissim and Hodges, Attorneys
323 Union Street, Suite 400
Nashville, TN 37201

WARRANTY DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Matthew Jason Abney and Matthew James Nelson 5201 Shenandoah Court Nashville, Tennessee 37220	SAME	Map: 145-15-0-A Parcel: 017-00-CO

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **BETTIE J. WINTON, an unmarried person** (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto **MATTHEW JASON ABNEY, a married man, and MATTHEW JAMES NELSON, a married man, as joint tenants with rights of survivorship** (the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to that certain real estate in Davidson County, Tennessee, as more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantees, their successors and assigns, forever. And Grantor does covenant with the Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those exceptions included on Exhibit "B", attached hereto and incorporated herein by reference. And Grantor does further covenant and bind herself, her heirs, successors and assigns to warrant and forever defend the title to the said land to the Grantees, their successors and assigns, against the lawful claims of all persons, whomever.

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.

(Signature Page to Follow)

IN WITNESS WHEREOF, the Grantor has executed this instrument as of the 24th day of February, 2020.

BETTIE J. WINTON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Peggy Axford, a Notary Public, BETTIE J. WINTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained

Witness my hand, at office, this 17th day of February, 2020.

NOTARY PUBLIC
My Commission Expires: _____

PEGGY AXFORD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 7, 2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $750,000.00.

Affiant

Subscribed and sworn before me this 24th day of February, 2020.

NOTARY PUBLIC

My Commission Expires:

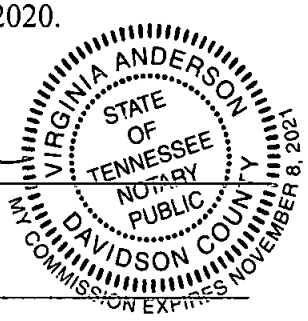


EXHIBIT "A"
Legal Description

That certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A certain condominium unit in Davidson County, Tennessee, being Unit No. 8A of Stratford Place Residential Condominiums, as described in the Master Deed Establishing Horizontal Property Regime Of Stratford Place Residential Condominiums, of record in Book 6472, Page 47, in the Register's Office for Davidson County, Tennessee, being a horizontal property regime, together with all rights, interest and appurtenances thereto, including but not limited to the undivided interest in the common elements thereof, as set out in the aforesaid Master Deed of record in Book 6472, Page 47, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Randall K. Winton and wife, Bettie Jane Winton, by Warranty Deed of record in Book 8112, Page 3979, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bettie J. Winton from Randall K. Winton, by Quitclaim Deed of record in Instrument No. 20110407-0026802, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"
Permitted Exceptions

1. Taxes for the year 2020, a lien not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 6250, Page 560, Register's Office for Davidson County, Tennessee.

3. Subject to the By-Laws for the administration thereof, also subject to the easements, rights and interest in favor of the other unit owners, and all sewer, water, electrical telephone and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereon; and also including without limitations, all conditions, covenants, restrictions, options, burdens, assessments and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Stratford Place of record in Book 6472, Page 47, amended in Book 7140, Page 592 and re-recorded in Book 7234, Page 801, Book 7353, Page 472, Book 7426, Page 234, Book 7756, Page 116, and Instrument No. 20040402-0037662, Instrument No. 20130425-0041343, Instrument No. 20161118-0122027, corrected in Instrument No. 20161216-0132255, Register's Office for Davidson County, Tennessee.

4. By Laws of record in Book 6472, Page 86, amended in Instrument No. 20180213-0014344, in the Register's Office for Davidson County, Tennessee.

5. Charter for HOA of record in Book 6912, Page 395, in the Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement of record in Book 8128, Page 23, in the Register's Office for Davidson County, Tennessee.

7. Driveway Easement of record in Book 10382, Page 575, in the Register's Office for Davidson County, Tennessee.