**Prepared By ~~& Return To:~~**
Tennessee Title Services, LLC
101 Springhouse Court
S-202
Hendersonville, TN 37075
HV20-0062

Karen Johnson Davidson County
Batch# 373758 **DEEDWARR**
03/17/2020 02:48:59 PM 2 pgs
Fees: $13.00 Taxes: $843.60

20200317-0029620

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $228,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13th day of March, 2020

Notary Public

Commission Expires: _____

KATE NYQUIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-8-2021

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Kevin Patrick Crace<br>1001 Westchester Drive<br>Madison, TN 37115 | new owner | 042-09-0-072.00 |

# WARRANTY DEED

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, I/WE,

**Estate of Brenda Winfrey**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Kevin Patrick Crace, single**

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. 148, on the Plan of Section One Kemper Heights as of record in Book 2331, Pages 65-66, Register's Office for said County, described as follows:

Beginning at a point in the Southeasterly margin of Westchester Drive, the common front corner of Lots 147 and 148; thence Southeastwardly 127.5 feet to a point, the common rear corner of Lots 147 and 148; thence Northeastwardly 148.2 feet to a point in the Westerly margin of Kemper Drive, South; thence Northwardly along the margin of said Drive 133.1 feet to a point, the beginning of a curve; thence Southwesterly around said curve 38.09 feet to a point in the Southeasterly margin of Westchester Drive; thence Southwestwardly along the margin of said Drive 119.4 feet to the point of beginning.

Being the same property conveyed to Brenda Howell by Quitclaim Deed from Edward Wayne Harris and wife, Jacquelyn Harris and Randall Wade Harris and Charles David Harris of record in Instrument No. 20020405-0041639, Register's Office for Davidson County, Tennessee, dated March 12, 2002 and recorded on April 05, 2002.

Being the same property conveyed to Hobert Winfrey and Brenda Winfrey, husband and wife, as tenants by the entirety by Quitclaim Deed from Brenda Winfrey f/k/a Brenda Howell of record in Instrument No. 20041130-0142311, Register's Office for Davidson County, Tennessee, dated November 17, 2004 and recorded on November 30, 2004. (Value of consideration shown in aforementioned deed $0.00.) Hobert Winfrey predeceased Brenda Winfrey, leaving her surviving tenant by the entirety. Brenda Winfrey died August 11, 2019. Estate of Brenda Faye Winfrey entered in the Seventh Circuit Court for Davidson County, Tennessee as Docket No. 19P1660 in which Edward Wayne Harris was appointed as Administrator of the estate. Order Approving Contract for Sale of Real Property, filed in Docket No. 19P1660 in the Seventh Circuit Court for Davidson County, Tennessee.

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: G-VRES-20-1001

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 1001 Westchester Drive, Madison, TN 37115

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

Dated this the 13th day of March, 2020.

Estate of Brenda Winfrey

By: Edward Wayne Harris Administrator
Edward Wayne Harris, Administrator

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Estate of Brenda Winfrey** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, Tennessee this 13th day of March, 2020

JAMI K. AVERWATER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
01-03-2022
COUNTY OF DAVIDSON
(Notary Seal)

Jami K. Averwater
Notary Public
My Commission Expires: 01-03-22