THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P20-28240

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 663,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF March, 2020

Notary Public

MY COMMISSION EXPIRES: 7/6/20

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 381401 DEEDWARR
04/03/2020 09:22:38 AM 2 pgs
Fees: $13.00 Taxes: $2,453.10

20200403-0035846

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fred Spring	new owners	MAP
5301 Pennsylvania Avenue		PARCEL 091-07-0-021.00
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Dennis S. Winkelman and Jill A. Winkelman, husband and wife**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~**Fred Spring, Debra Tenenbaum and Meg Bearman**~~ Frederick R. Spring, Debra F. Tenenbaum, husband and wife, and Megan Bearman

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. 1202, Block 34 on the Plan of Plan No. 2 of West Nashville Tennessee of record in Plat Book 57, Page 172, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Stephen Ryne Catignani and Sarah Ashley Catignani by Warranty deed from 5301 Pennsylvania, LLC, a Tennessee limited liability company of record in Instrument No. 20170824-0086911 Register's Office for Davidson County, Tennessee, dated August 21, 2017 and recorded on August 24, 2017.

Being the same property conveyed to Dennis S. Winkelman and Jill A. Winkelman, husband and wife by Warranty deed from Stephen Ryne Catignani and Sarah Ashley Catignani, husband and wife of record in Instrument No. 20191007-0102148 Register's Office for Davidson County, Tennessee, dated October 04, 2019 and recorded on October 07, 2019.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **5301 Pennsylvania Avenue, Nashville, TN 37209.**

Return to:
Rudy Title and Escrow, LLC

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 ____ hand( ) this the 31st day of March, 2020.

Dennis S. Winkelman

Jill A. Winkelman

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Dennis S. Winkelman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 28th day of March, 2020.

My Commission expires: 03/07/2022

Notary Public

Notary Public State of Florida
Jacqueline F Tacandong
My Commission GG 193555
Expires 03/07/2022

STATE OF Florida
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jill A. Winkelman** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 28th day of March, 2020.

My Commission expires: 03/07/2022

Notary Public

Notary Public State of Florida
Jacqueline F Tacandong
My Commission GG 193555
Expires 03/07/2022