Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Warren

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 27 day of April 2020.

Notary Public
My commission expires: 12-12-22

LISA A. HILLIS
STATE OF TENNESSEE NOTARY PUBLIC
WARREN COUNTY

Karen Johnson Davidson County
Batch# 394521 DEEDWARR
05/01/2020 01:49:12 PM 2 pgs
Fees: $13.00 Taxes: $851.00

20200501-0045885

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert Timothy Winton 2547 Hibbitts Rd Nashville, TN 37214	New Owner	095-08-0-183.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($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, **Delinda Vogle, a 37% undivided interest and Bill Henson and wife, Wanda Henson, a 63% undivided interest,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Robert Timothy Winton and wife Dawn E. Winton,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Woodberry Park, of record in Book 2133, page(s) 117, 118 and 119, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.
>
> Being the same property conveyed to Delinda Vogle, a 37% undivided interest and Bill Henson and wife, Wanda Henson, a 63% undivided interest, by Warranty Deed from James C. Bogel, unmarried, dated March 26, 2003 of record as Instrument No. 20030415-0050141, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises. Subject to the easements and restrictions of record in the Register's Office for Davidson County, Tennessee.

This property is improved property known as 2547 Hibbitts Rd, Nashville, TN 37214

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 my hand this the 27th day of April, 2020.

Bill Henson by Brian Hurst
His Attorney-in-fact

Wanda Henson by Brian Hurst
Her Attorney-in-fact

Delinda Vogel by Brian Hurst
Her Attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Bill Henson**, and who acknowledged that he executed the same as the free act and deed of **Bill Henson**.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of April, 2020.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Wanda Henson**, and who acknowledged that he executed the same as the free act and deed of **Wanda Henson**.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of April, 2020.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Brian Hurst**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Delinda Vogel**, and who acknowledged that he executed the same as the free act and deed of **Delinda Vogel**.

Witness my hand and official seal at Brentwood, Tennessee, this the 27th day of April, 2020.

Notary Public

My Commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

FILE NO: 2020036602