Karen Johnson Davidson County
Batch# 411012 DEEDWARR
06/05/2020 12:26:30 PM 3 pgs
Fees: $18.00 Taxes: $1,387.50
20200605-0058109

This Instrument Prepared by & Return to:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
BRG, LLC 174 Saundersville Rd. Hendersonville, TN 37075	BRG, LLC 174 Saundersville Rd. Hendersonville, TN 37075	103040-407.00

THIS INDENTURE, made this 27th day of May, 2020 between

Margaret Toxel Winkler, unmarried and Marshall Winkler, married

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

BRG, LLC, a Tennessee limited liability company

of Davidson County Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

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

Land in Davidson County, Tennessee, being the westerly one-half of Lot No. 49 on the plan of West End Annex, as of record in Book 332, Page 61, in the Register's Office for said County. Said part of Lot 49 fronts 50 feet on the southerly side of Nebraska Avenue, formerly 8th Street, and runs back between parallel lines 157.9 feet to an alley.

Being the same property conveyed to Margaret Troxel Winkler and Marshall H. Winkler.as joint tenants with rights of survivorship by Quitclaim Deed dated 9/5/2007 from Margaret Troxel Winkler of record in Instrument No. 20070912-0109439, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4013 Nebraska Avenue, Nashville, TN 37209.

This property is not a marital residence of the grantor herein and as such is not subject to homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statutes.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2020 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Margaret Troxel Winkler

Marshall H. Winkler

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Margaret Troxel Winkler and Marshall H. Winkler, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office in Nashville, Tennessee on this the 7th day of May, 2020.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/2023

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $375,000.00.

Affiant

Sworn to and subscribed before me, this 7th day of May, 2020.

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TRUE COPY CERTIFICATION

I, D. Shayne Adair, 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.

D. Shayne Adair

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named D. Shayne Adair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes herein contained.

April D. Wideman, Notary Public
My commission expires: 3/13/2023

APRIL D. WIDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY