WARRANTY DEED

Karen Johnson Davidson County
Batch# 433500 DEEDWARR
07/09/2020 08:56:30 AM 3 pgs
Fees: $18.00 Taxes: $795.50
20200709-0074399

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00.

Kevin Rogers

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2020.

Laura Elizabeth Mathis

Notary Public

MY COMMISSION EXPIRES: 3-13-22

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY LAURA ELIZABETH MATHIS

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Franklin , 7112 Crossroads Blvd, Ste. 100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Stacia Kim Getz	CMG MORTGAGE INC DBA CMG FINANCIAL	Parcel ID: 072 04 0 234.00
(NAME) 1445 Ardee Avenue	(NAME) 3160 Crow Canyon Road, Suite 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) San Ramon, CA 94583	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Philip N. Winfrey, married**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Stacia Kim Getz, an unmarried person**, hereinafter called the Grantee, her 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. 10 on the Map of the Resubdivision of part of Country Club Estates, as of record in Book 1424, page 126, Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 70 feet on the Easterly side of Ardee Avenue and runs back between parallel lines 175 feet to a dead line.

Being the same property conveyed to Philip M. Winfrey and wife, Kathleen W. Winfrey, by Warranty Deed from Westbrook Homes, Inc., a Tennessee corporation, of record in Book 1813, Page 107, in the Register's Office of Davidson County, Tennessee, dated April 01, 1950. Further being the same property conveyed to Kathleen W. Winfrey, by Warranty Deed from Phillip M. Winfrey, of record in Book 4235, Page 956, in the Register's Office of Davidson County, Tennessee, dated May 14, 1968 and recorded on May 17, 1968. Further being the same property conveyed to Ernest Lee Winfrey, by Quitclaim Deed from Kathleen W. Winfrey, of record in Instrument No. 20040902-0106654, in the Register's Office of Davidson County, Tennessee, dated August 27, 2004 and recorded on September 02, 2004 with a Life Estate retained by Kathleen W. Winfrey and Philip W. Winfrey. Kathleen W.

Winfrey died September 07, 2019 and Philip W. Winfrey died January 31, 2006. The said Ernest Lee Winfrey died May 14, 2019, he left the property to his child Philip Newman Winfrey in his Will probated at Docket No, 19P980 in the Probate Court of Davidson County, Tennessee. Further being the same property conveyed to Philip N. Winfrey by Executor's Quitclaim Deed from Philip N. Winfrey, Executor of the Estate of Ernest Lee Winfrey, of record in Instrument No. 20191029-0110739, in the Register's Office of Davidson County, Tennessee, dated October 25, 2019 and recorded on October 29, 2019. Philip Newman Winfrey and Philip N. Winfrey being one and the same person.

Christy Winfrey, wife of Philip N. Winfrey hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1445 Ardee Avenue, Nashville, TN 37216

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, her heirs and assigns forever; and we do covenant with the said Grantee 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 Grantee, her 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 our hands this 1st day of July, 2020.

Philip N. Winfrey by Laurie M. Hart Atty In Fact
Philip N. Winfrey by Laurie M. Hart Attorney In Fact

Christy Winfrey by Laurie M. Hart Atty In Fact
Christy Winfrey by Laurie M. Hart Attorney In Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared Laurie M. Hart, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Philip N. Winfrey and Christy Winfrey, as Attorney-in-fact, and acknowledged that she executed the same as the free act and deed of Philip N. Winfrey and Christy Winfrey, for the purposes therein contained.

Witness my hand and official seal, this the 1st day of July, 2020.

Notary Public

My Commission Expires:

MAKEYSHA SORENSEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires June 26, 2021

True Copy Certification

I, Tameika Jones, do hereby make the oath that I am a licensed attorney and/or 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.

Tameika Jones

State of Tennessee

County of Williamson

Personally appeared before me, Christie Perry a notary public for this county and state, Tameika Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 7/22/2022

CHRISTIE PERRY
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY