THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd, Ste 130** **Nashville, TN 37215** **CRT File No. 200627790** **WHEN RECORDED RETURN TO** Midtown Title, LLC 1704 Charlotte Avenue, #105 Nashville, TN. 37203 File No. 1-20-7670	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $435,000.00. Madeline Lute Affiant Subscribed and sworn to before me, this 14th day of July, 2020. Notary Public My Commission Expires: 1/3/2021 ROZALIE RUTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 438379 DEEDWARR
07/15/2020 03:13:30 PM 3 pgs
Fees: $18.00 Taxes: $1,609.50
20200715-0077649

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Robert Winget 879 Carter Street Nashville TN 37206	New Owner	Tax Parcel ID No. 082-04-0-221.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Alex Lute, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Robert Winget, a single man**, ("Grantee"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 96, as shown on the map entitled Map of Thornby Place, of record in Plat Book 332, page 3, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to ALEX LUTE, by deed from STEPHEN F. MEADE, of record in Instrument No. 20161205-0127419, dated November 23, 2016 , said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2020 and subsequent years for Map-Par. 082-04-0-221.00.

Matters shown on the Plan of record in Plat Book 332, page 3, said Register's Office.

Restrictive Covenants for Detached Structure contained in instrument of record in Instrument No. 20180918-0092338 and Instrument No. 20190306-0020355, said Register's Office.

This is improved property located at 879 Carter Street Nashville TN 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 14th day of July, 2020.

Alex Lute

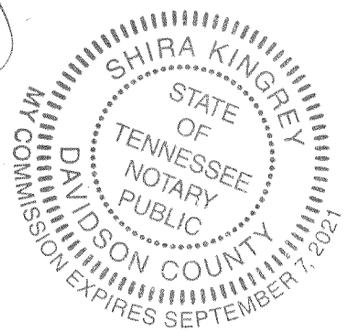
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Alex Lute, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of July, 2020.

Notary Public

My Commission Expires: _____



True Copy Certification

I, Christopher M. Corriveau, 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.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

My Commission Expires: 3-6-2024

