THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Stone Gate Corporate Center, Ste 102
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Rebecca Wenig
1407 Stratford Avenue
Nashville, TN 37216
SEND TAX BILLS TO:
Franklin Synergy Bank
722 Columbia Avenue
Franklin, TN 37064

Karen Johnson Davidson County
Batch# 442354 DEEDWARR
07/22/2020 12:56:51 PM 2 pgs
Fees: $13.00 Taxes: $1,245.05
20200722-0080533

WARRANTY DEED

(Map 072-04-0; Parcel 087.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **BRANDON WINGATE AND BILLY J. NUNLEY**, hereinafter referred to as "Grantors", have bargained and sold and do hereby transfer and convey unto **REBECCA ANN WENIG, SINGLE WOMAN** hereinafter referred to as "Grantee", her heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND in Davidson County, Tennessee, being all of Lot No. 3, Inglewood Golf Club Subdivision, Block B, according to plat and survey of same appearing of record in Plat Book 843, Page 65, erroneously referred to as Plat Book 843, Page 64, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> BEING the same property conveyed to Brandon Wingate and Billy J. Nunley, by Warranty Deed dated November 22, 2019, from Jack D. Holt, recorded November 27, 2019 in Instrument No. 20191127-0122992, in the Register's Office of Davidson County, Tennessee.
>
> Subject property is not the marital residence of either of the Grantors.
>
> THIS CONVEYANCE IS MADE SUBJECT TO: (1) all subdivision/condominium assessments, covenants, bylaws, restrictions and declarations, (2) all items set out on any applicable plat of record, (3) any and all applicable government and/or zoning regulations, (4) utility, sewer, drainage, rights of way and any other easements of record, and (5) any and all other matters of public record.

This is improved property known as 1407 Stratford Avenue, Nashville, TN 37216.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, her heirs and assigns, forever.

Grantors covenant with the said Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2020 real property taxes which will be prorated at closing and paid by the Grantee.

Grantors further covenant and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDs and signatures on this the 17th day of July, 2020.

BRANDON WINGATE

BILLY J. NUNLEY

STATE OF TENNESSEE)
COUNTY OF Coffee)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brandon Wingate and Billy J. Nunley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th day of July, 2020.

Notary Public

My Commission Expires: September 13, 2023

(SEAL)

BONNIE L WIGLEY STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $336,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 17th day of July, 2020.

Notary Public

My commission Expires: May 9, 2023

File No. GTS2-2020-327

JENNA LYN PREBLE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM. EXPIRES MAY 9, 2023