WARRANTY DEED

Karen Johnson Davidson County
Batch# 462003 DEEDWARR
08/24/2020 08:25:30 AM 3 pgs
Fees: $18.00 Taxes: $1,294.63
20200824-0094913

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $349,900.00.

Betty Alexander
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF AUGUST, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/8/2021
(AFFIX SEAL)

J. M. CORRIVEAU
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0647

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Betty Alexander and Kareem Abdul Young	Supreme Lending	Map: 075160A000CO
(NAME) 716 Wyntree North	(NAME) 14801 Quorum Dr., Ste. 300	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Dallas, TX 75254	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF THREE HUNDRED FORTY-NINE THOUSAND NINE HUNDRED AND NO/100 DOLLARS ($349,900.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DAVID WINTON AND SUZANNE WINTON, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

BETTY ALEXANDER, AN UNMARRIED WOMAN AND KAREEM ABDUL YOUNG, AN UNMARRIED MAN, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 39, on the Plan of Phase 2-A Walden Woods, of record in Instrument Number 20000512-0048112, Register's Office, for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to David Winton and Suzanne Winton, husband and wife, by deed from Marie Gooding, an unmarried woman, of record in Instrument No. 20160406-0033182, dated March 31, 2016, Register's Office for said County.

This conveyance is made subject to: (1) 2020 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Instrument No. 20000512-0048112, said Register's Office; (3) Storm Water Detention Agreement Easement of record in Book 11258, Page 790, said Register's Office; (4) Charter for Homeowner's Association of record in Instrument No. 20030318-0035838 and Instrument No. 20030428-0056611, said Register's Office.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Instrument No. 20060321-0032040 and Book 11244, Page 105, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 716 Wyntree North, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 21st day of August, 2020.

David Winton

Suzanne Winton

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 David Winton and Suzanne Winton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 21st day of August, 2020.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

