Prepared by & Return to:
Bert W. McCarter, Attorney
Premier Land Title & Escrow, LLC
611 Potomac Place Suite 103
Smyrna, TN 37167
File No.0448S-20

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT20080036/

Karen Johnson Davidson County
Batch# 479758 DEEDWARR
09/21/2020 10:56:36 AM 2 pgs
Fees: $13.00 Taxes: $1,109.63
20200921-0107797

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $299,900.00

Tricia Hurst
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18th day of September, 2020.

Gail C. Vincent
Notary Public
My Commission Expires: 01-18-2022

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

Address of New Owner	Send Tax Bills To:	
Peter J. Winnington Sr. 2 Westover Circle Wilmington, DE 19807	SAME	Map/Parcel: 052-01-0-326.01

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE

Robert Green, unmarried,

HEREINAFTER REFERRED TO AS THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Peter J. Winnington Sr. and Therese E. Winnington and Peter Winnington Jr.,

HEREINAFTER CALLED THE GRANTEE(S), 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 and being part of Lot No. 2 in the Subdivision of a part of the Chadwell Tract, as appearing of record in Book 421, Page 61, in the Register's Office for said Davidson County, Tennessee and described as follows:

Beginning at a point in the southerly margin of Neely's Bend Road, said point being the northwest corner of the property conveyed to Joseph L. White by deed of record in Book 777, Page 79, said Register's Office, and being 265 feet westerly from the westerly margin of Idlewild Avenue; thence southwardly with the westerly line of said White property, 350 feet to a point; thence westwardly along a line parallel to the southerly margin of Neely's Bend Road, 120 feet to a point in the line between Lots Nos. 1 and 2 in said plan; thence northwardly with the line between said two lots, 350 feet to a point in the southerly margin of Neely's Bend Road; thence eastwardly with said margin of said road, 120 feet to the point of beginning.

Being the same property conveyed to Robert Green by Quitclaim Deed from Robert Green a/k/a Robert A. Green, dated 10/25/2019 and filed for record 11/7/2019 in Instrument No. 20191107-0115350, in the Register's Office for Davidson County, Tennessee. Being the same property previously conveyed to Robert A. Green by Trustee's Deed from Jeffrey M. Grissim, as Trustee, dated 5/8/2008 and filed for record 5/22/2008 in Instrument No. 20080522-0052750, as corrected by Scrivener's Affidavit dated 8/14/2020 and recorded 8/17/2020 in Instrument No. 20200817-0091928, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 562 Neely's Bend Road, Madison, TN, 37115

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(S), his heirs and assigns forever; and I/We so covenant with the said GRANTEE(S) that I/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 I/We do further covenant and bind my/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 18th day of September, 2020

Robert Green

By Robert A Green Jr Attorney in fact
Robert A. Green, Jr., Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 18th day of September, 2020, before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Robert A. Green, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Robert Green, and is authorized by him, and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument_____, Register's Office of Davidson County, Tennessee.

Witness my hand and official seal this 18th day of September, 2020.

Notary Public

My Commission Expires 8/22/21

TAMMY MCCAULEY
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY