Karen Johnson Davidson County
Batch# 530075 DEEDWARR
12/11/2020 09:49:30 AM 3 pgs
Fees: $18.00 Taxes: $1,491.84
20201211-0145291

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT201000508

WARRANTY DEED

S THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF ROBERTSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $403,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 30th day of November, 2020

Notary Public

MY COMMISSION EXPIRES: 11.20.23

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jordan Gregory and Lindsay Snyder 2660 Miami Ave. Nashville, TN 37214	Movement Mortgage LLC 8024 Calvin Hall Rd Ste 300 Indian Land, SC 29707	052-09-0-180.00

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, WE,

Peter Winnington and wife, Barbara Winnington

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

Lindsay Snyder, an unmarried woman and Jordan Gregory, an unmarried man, a 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 parts of Lots Nos. 59, 60 and 61 on the plan of Woodale Grove Annex Subdivision of part of J.H. Gothard's Lands, of record in Book 547, Pages 109 and 110, Register's Office for Davidson County, Tennessee.

Said property adjoins and fronts 147.2 feet, more or less, on the southeasterly margin of Miami Avenue, as widened, and extends back 120 feet, more or less, on the southwesterly line and 119 feet, more or less, on the northeasterly line in the rear, measuring 135.5 feet thereon.

BEING the same property conveyed to Peter Winnington and wife, Barbara Winnington by Quitclaim Deed from Peter Winnington and wife, Barbara Winnington and Peter Winnington, Jr., dated 11/19/2020 and recorded 11/24/2020 in Instrument Number 20201124-0137732, Register's Office for Davidson County, Tennessee.

BEING the same property previously conveyed to Peter Winnington and wife, Barbara Winnington, and Peter Winnington, Jr. by Quitclaim Deed from Peter Winnington and wife, Barbara Winnington, dated 10/6/2020 and recorded 10/7/2020 in Instrument Number 20201007-0116131; and previously conveyed to Peter Winnington and wife, Barbara Winnington by Warranty Deed from Angela Sullivan, an unmarried woman and Amber Hayes, an unmarried woman, dated 2/11/2020 and recorded 2/12/2020 in Instrument Number 20200212-0015930; and previously conveyed to Angela Sullivan, unmarried, and Amber Hayes, unmarried, by Warranty Deed from Michele Johnson, dated 6/3/2015 and recorded 6/26/2015 in Instrument Number 20150626-0061843, Register's Office for Davidson County, Tennessee.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **2660 Miami Ave., Nashville, TN 37214**
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

Witness our hands this 30th day of November, 2020.

Peter Winnington

Barbara Winnington

STATE OF DELAWARE
COUNTY OF NEW CASTLE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Peter Winnington and Barbara Winnington the bargainor(s) 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 at Wilmington, Delaware, this 30th day of November, 2020.

Commission Expires: 6-10,2023

Notary Public

LEANNE B. DIEBOLD
My Commission Expires
June 10, 2023

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY