Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT 21010021

WARRANTY DEED

Karen Johnson Davidson County
Batch# 582499 DEEDWARR
03/03/2021 09:30:48 AM 2 pgs
Fees: $13.00 Taxes: $2,534.50

20210303-0027174

G-VRES-21-1206

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $685,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1st DAY OF MARCH, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Therese Winnington	SAME	
(NAME) **1206 McGrace Lane**	(NAME)	**145-10-0-065-00**
(ADDRESS) **Nashville, TN 37220**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NATHANIEL F. GREENE AND AMANDA A. GREENE, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THERESE WINNINGTON, A MARRIED WOMAN AND PETER J. WINNINGTON, SR., A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 2 on the Plan of Re-Subdivision of Lots 2, 3, & 4 in Tanglewood Estates of record in Plat Book 4300, Page 72, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.Together with and subject to a Non-Exclusive Joint Driveway Easement of record at Instrument No. 20160408-0033989, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Nathaniel F. Greene and Amanda A. Greene, husband and wife by Warranty deed from Donald Steven Rice and Carol L. Rice, husband and wife of record in Instrument No. 20170601-0054655 Register's Office for Davidson County, Tennessee, dated May 30, 2017 and recorded on June 01, 2017.

This conveyance is subject to:
- All matters that would be disclosed by an accurate and complete survey of the Land.
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 4300, Page 72, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 4358, Page 453, in the Register's Office for Davidson County, Tennessee.
- Easements of record in Book 460, Page 170 and Book 465, page 179, in the Register's Office for Davidson County, Tennessee.
- Non-Exclusive Joint Driveway Easement of record in Instrument Number 20160408-0033989, in the Register's Office for Davidson County, Tennessee. *Note: this terminates prior Driveway Easement at Book 8760, Page 309*
- Driveway Easement of record in Book 10052, Page 443, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements, restrictions and/or other matters shown of record not stated herein.

This is **improved** property known as: **1206 McGrace Lane, Nashville, Tennessee 37220**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 my/our hand(s) this the 1st DAY OF MARCH, 2021.

Nathaniel F. Greene

Amanda A. Greene

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NATHANIEL F. GREENE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, AMANDA A. GREENE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 1st of March, 2021.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-07-2024

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212