Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT2105 00176

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $488,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF JULY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

PREPARED BY:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Rd
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 671951 **DEEDWARR**
07/07/2021 11:51:03 AM 2 pgs
Fees: $13.00 Taxes: $1,805.60

20210707-0091251

06-NSH21-02071

[redacted]

Address of New Owner:	Send Tax Bills to:	Tax Information:
Peter Winnington and Therese Winnington 541 Neelys Bend Road Madison, TN 37115	209 Neelys Bend Road Madison, TN 37115	052-01-0-162.00

[redacted]

WARRANTY DEED

For and in consideration of the sum of ten dollars and no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **James C. Reedy and wife, Marlene R. Reedy**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Therese Elizabeth Winnington, Married and Peter Joseph Winnington, Married**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

PARCEL 1:
Land in Davidson County, Tennessee, being the easterly part of Lot No. 25 on the subdivision of B.H. and Margaret Franklin 6 acre tract as of record in Book 843, Page 78, Register's Office for said County, Tennessee, described as follows:

Beginning at a point in the center of the Neeley Bend Road, the southwest corner of the old Lanier Tract, the southeast corner of said Lot No. 25; thence with the center of Neeley Bend Road North 54 1/4° west 58 feet to a turn in said road, continuing with the center of said Road North 88 1/4° west 45 feet to a point; thence leaving said road north 29 3/4° east 307 feet, more or less, to a point; thence at right angles eastwardly 96 feet, more or less, to a point, the northeast corner of said Lot No. 25; thence with the easterly line No. 25, south 29 3/4° west 295 feet to the beginning.

PARCEL 2:
Being a portion of the westerly part of Lot No. 25.of Franklin Tract as of record in Book 843, page 78, Register's Office for Davidson County, Tennessee, and being described by a survey by Harvey Gee on October 1, 1958. Said portion of land begins at an iron pin in the northerly margin of Neeley Bend Road, common corner of the Nellie R. Binkley and Hoyt Logan land; running thence North 29° 09' East 200 feet to an iron pin; thence North 51° 58' West 54 feet to an iron pin; thence North 53° 30' East 128.5 feet to an iron pin; thence South 41° 25' East 17 feet to an iron pin on the Hoyt Logan line; thence with said line South 32° West 319.5 feet to the point of beginning.

Being the same property conveyed to James C. Reedy and wife, Marlene R. Reedy by deed from John DuRoss, a single person, dated November 6, 1997, recorded January 28, 1998, of record in Book 10771, Page 195, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as: 541 Neelys 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 2 day of July, 2021

James C. Reedy

James C. Reedy

Marlene R. Reedy

Marlene R. Reedy

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 James C. Reedy and Marlene R. Reedy, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Hermitage, Tennessee, this 2 day of July, 2021.

Jason C. Nguyen

Notary Public at Large

My commission expires: 4/26/25

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY