Karen Johnson Davidson County
Batch# 698638 DEEDWARR
08/17/2021 08:55:30 AM 3 pgs
Fees: $18.00 Taxes: $1,554.00
20210817-0110750

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $420,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF AUGUST, 2021.

Notary Public

MY COMMISSION EXPIRES: 4/23/25
(AFFIX SEAL)

KEMBERLY POWELL NOTARY PUBLIC STATE OF TENNESSEE ROBERTSON COUNTY

Y-RFC-21-512

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)
Jeff Winsett and Terra Winsett	Redfin Mtg. LLC	
(NAME)	(NAME)	**141-05-0A-080.00-CO**
512 Lyndeboro Court	2601 Internet Blvd. Ste 201	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Frisco TX 75034	
(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, **PAUL T. MATTINGLY, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JEFF WINSETT AND TERRA WINSETT, HUSBAND AND WIFE,** 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. 80 on the Plan of Final Plat of Avondale Park, Phase 1, Section 2 of record in Plat at Instrument No. 20081218-0121117, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Paul T. Mattingly and Lindsey F. Mattingly, husband and wife by Warranty deed from Sean J. Schorp, unmarried of record in Instrument No. 20160913-0096245 Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 13, 2016.

Being the same property conveyed to Paul T. Mattingly, a single man, by Quitclaim Deed from Lindsey F. Mattingly, a single woman, of record in Instrument Number 20210816-0110081, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record as Instrument Number 20081218-0121117, Register's Office of Davidson County, Tennessee.
- Covenants, Conditions and Restrictions of record in Instrument Number 20081203-0117452, Instrument No. 20090331-0028791 and Instrument No. 20101223-0102254 and Instrument No. 20190313-0023161, Register's Office for Davidson County, Tennessee.
- Charter for HOA in Instrument No. 20081203-0117350, Register's Office for Davidson County, Tennessee.
- Declaration of Restrictive Covenants of record in Instrument Number 20020821-0100879, in the Register's Office for Davidson County, Tennessee.
- Deed to USA in Record Book 4118, Page 694 and Book 4228, Page 635, Register's Office for Davidson County, Tennessee.
- Easement to TVA in Book 4273, page 280, Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utilities District in Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20040204-0013641, Instrument No. 20080701-0067906, and Instrument No. 20080818-0084836, Register's Office for Davidson County, Tennessee.
- Access Easement Agreement in Instrument No. 20041207-0145662, Register's Office for Davidson County, Tennessee.
- Transmission Line Easement in Instrument No. 20060110-0003857, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement in Instrument No. 20060512-0055867, Register's Office for Davidson County, Tennessee.
- Inspection and Maintenance Agreement for Private Stormwater Management Facilities in Instrument No. 20071002-0117293 and Instrument No. 20090814-0076610, Register's Office for Davidson County, Tennessee.

• Ingress/Egress Easement of record in Instrument Number 200807011-0067905, in the Register's Office for Davidson County, Tennessee.
• Permanent Easement Agreement of record in Instrument Number 20090707-0063325, in the Register's Office for Davidson County, Tennessee.
• Subject to easement in Book 5738, page 819, and Partial Abandonment thereof in Instrument No. 20080826-0087638, Register's Office for Davidson County, Tennessee.
• Easement for right of way of electric power line to Tennessee Electric Power Co. in Book 787, page 7, Register's Office for Davidson County, Tennessee.
• Easement and right of way for electric power transmission line and poles with rights of ingress and egress and other rights and privledges granted to United States in Book 4193, page 903, Register's Office for Davidson County, Tennessee.
• Easement for water line granted Rodgers Properties in Book 5738, page 832, Register's Office for Davidson County, Tennessee.
• Easement for sewer line granted Harpeth Valley Utilities in Book 7601, page 400, Register's Office for Davidson County, Tennessee.
• Easement for water main in Book 1237, page 674, Register's Office for Davidson County, Tennessee.
• Subject to Landscape Easement of record in Instrument Number 20090414-0033629, in the Register's Office for Davidson County, Tennessee.
• Harpeth River and Privilege of building a pump house and drainage across the Dower Tract of record in Book 840, Page 540, in the Register's Office for Davidson County, Tennessee.
• Contract between Louisville and Nashville Railroad Company and Joe M. Rogers of record in Book 5348, Page 362, in the Register's Office for Davidson County, Tennessee.
• Assignment of Contract between Joe M. Roger and Buck Allison Incorporated of record in Book 5902, Page 469, and Assignment of Contract of record in Instrument No. 20041207-0145663 , in the Register's Office for Davidson County, Tennessee.
• Restrictions of record as Instrument Number 201609130096245 in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **512 Lyndeboro Court, Nashville, Tennessee 37221**.

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 12th DAY OF AUGUST, 2021.

Paul T. Mattingly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAUL T. MATTINGLY, 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 13th of August, 2021.

Notary Public
My Commission Expires: 3/7/23
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Trudy Milliken, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 8/13/2021 (date of document).

Affiant Signature

8/16/2021
Date

State of TN

County of Sumner

Sworn to and subscribed before me this 16th day of August, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 3/1/25

NOTARY'S SEAL

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY