Karen Johnson Davidson County
Batch# 700538 DEEDWARRSP
08/18/2021 03:28:30 PM 3 pgs
Fees: $18.00 Taxes: $2,664.00
20210818-0112043

SPECIAL WARRANTY DEED

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$$720,000.00
|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|17th DAY OF August, 2021.
|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 12-18-22
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 104
Walter Coulter Winn, Jr. 1707 Villa Place Nashville, Tennessee 37212	SAME AS OWNER Walter Coulter Winn Jr. 345 N. Alta Vista Ave. Monrovia, CA 91016	GROUP 08 0 PARCEL 365.00

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,

Neighborhood Properties, LLC., a Tennessee limited liability company

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Walter Coulter Winn, Jr. and Belinda Koltz Winn, husband and wife

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 the northerly 55 feet of Lot No. 9 on the Plan of the Subdivision of Lot No. 60 in O.B. Hayes' Plan of large lots, of record in Book 161, Page 133, Register's Office for said County. Said part of Lot No. 9 fronts 55 feet on the westerly side of Villa Street and runs back between parallel lines 145-1/2 feet to an alley.

Being the same property conveyed to Neighborhood Properties, LLC, by Warranty Deed from Phyllis M. Smith, Unmarried, dated May 31, 2005 and filed of record June 2, 2005 in Instrument No. 20050602-0062088, Register's Office for Davidson County, Tennessee. Further conveyed to Amy Wallace by Quitclaim Deed from Neighborhood Properties, LLC, dated August 1, 2005 and filed of record August 1, 2005 in Instrument No. 20050801-0089660, said Register's Office. And further conveyed to Neighborhood Properties, LLC, by Quitclaim Deed from Amy Wallace, dated August 16, 2006 and filed of record August 17, 2006 in Instrument No. 20060817-0101292, said Register's Office.

This being investment property only, having never been the personal residence of the grantor at any time, Grantor warrants that he/she has never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests as contemplated by T.C.A. CODE 26-2-301, A,B AND D, or other similar statute therein.

This conveyance is made subject to the following:

1) 2021 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.

This is improved property known as **1707 Villa Place, Nashville, Tennessee 37212.**

Such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise. 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 and official seal at office this 17th day of August, 2021.

Neighborhood Properties, LLC., a Tennessee limited liability company

Lane Wallace Member

By: Lane Wallace, Member

STATE OF Tennessee)
COUNTY OF Davidson)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Lane Wallace,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Member** of **Neighborhood Properties, LLC., a Tennessee limited liability company,** the within named bargainor, **a Tennessee limited liability company,** and that he as such authorized officer, with the authority so to do, executed the within Special Warranty Deed for the purposes therein contained by signing the name of the **a Tennessee limited liability company,** as such Member.

WITNESS my hand and official seal at office this 17th day of August, 2021.

NOTARY PUBLIC
My Commission Expires: My Commission Expires

January 23, 2023

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, **J. Carlton Drumwright**, 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 August 17, 2021.

J. Carlton Drumwright

August 17, 2021
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn and subscribed before me on August 17, 2021.

Notary

My Commission Expires: 12/18/22

