Karen Johnson Davidson County
Batch# 902834 DEEDWARR
08/12/2022 10:48:30 AM 3 pgs
Fees: $18.00 Taxes: $1,406.00
20220812-0091768

WARRANTY DEED

JULIE BAILEY
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF DAVIDSON
MY COMM. EXPIRES SEPTEMBER 02, 2024

G-BMR-22-450

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Amanda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2022.

Julie Bailey
Notary Public

MY COMMISSION EXPIRES: 9-2-2024
(AFFIX SEAL)

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)
Stephen Paul McDonald	Movement Mortgage	
(NAME)	(NAME)	
450 Paragon Mills Road	8024 Calvin Hall Rd.	133-00-0-057.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Indian Land, SC 29707	
(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, **BRENDAN WINGER, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **STEPHEN PAUL MCDONALD, A SINGLE 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:

Two tracts of land in the 5th, formerly the 7th Civil District of Davidson County, Tennessee, as follows;

First Tract Beginning in the center of Thompson Road at a point, the Northeast corner of the second tract of land conveyed to M.G. Height by deed from Davidson County, Tennessee, of record in Book 833, Page 777, Register's Office for Davidson County, Tennessee; thence with the center of said road, South 62 degrees East 4.9 poles to the Northwest corner of the property conveyed to E. B. Woodroof and wife, by deed from T.F. Woodroof and wife, of record in Book 1166, Page 27, Register's Office for Davidson County, Tennessee, thence South 75 degrees, West 16 poles to a point in the Easterly line of the Height property; thence with Height's Easterly line North 49 3/4 degrees East 12.9 poles to the beginning.

Second Tract Beginning in the center of the Thompson Road at water's edge on the East bank of the West fork of Mill Creek; thence with the center of said road South 62 degrees East 8 poles to the Northwest corner of the property conveyed to HG. Height by deed from Davidson County, Tennessee, of record in Book 900, Page 711, Register's Office for Davidson County Tennessee; thence South 49 3/4 degrees West 13.7 poles to a hackberry; thence South 25 1/4 degrees West 21.6 poles to a stake 3 feet East of a persimmon; thence North 69 3/4 degrees West 4 poles more or less, to the water's edge of said creek; thence down said creek with its meanders to the beginning:

Included in the above but specifically excluded therefrom is that portion thereof described in the deed from Richard A. Jones, Trustee to Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, Register's Office for Davidson County, Tennessee.

Being a portion of the same property conveyed to Brendan Winger, an unmarried man by Warranty Deed from Jamie Jo Breitbach, an unmarried woman and Jason Scott Sanderbeck, an unmarried man as tenants in common with right of record in Instrument No. 20160328-0028542 Register's Office for Davidson County, Tennessee, dated March 24, 2016 and recorded on March 28, 2016.

This conveyance is subject to:
- Taxes for the year 2022, and subsequent years a lien not yet due and payable.
- Deed from Metropolitan Government of Nashville and Davidson County of record in Book 7019, Page 559, 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: **450 Paragon Mills Road, Nashville, Tennessee 37211**.

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 11th DAY OF AUGUST, 2022.

Brendan Winger by Margaret Means, his Attorney in Fact

Brendan Winger by Margaret Means,
~~Attorney in~~ Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Margaret Means, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of BRENDAN WINGER, and who acknowledged he/she executed the same as the free act and deed of the said BRENDAN WINGER.

Witness my hand and official seal, this the ~~2nd~~ 11th AS of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

ADAM H. JEFFERSON
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires On
05/03/2025
DAVIDSON COUNTY

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

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 08/12/2022 ____ (date of document).

Affiant Signature

08/12/2022
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of August, 2022.

Notary's Signature

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 5, 2025
NOTARY'S SEAL

MY COMMISSION EXPIRES: 5-5-2025