# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/12/04 14:24 2pgs
Fees:13.00 Taxes:424.76

20040512-0055218

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATON OR VALUE, WHICHEVER IS GREATER, FORTHIS TRNSFER IS $ 114,800.000

AFFIANT

SUBSCRIBED AND SWORN BEFORE ME, THIS THE 6 DAY OF MAY, 2004

NOTARY PUBLIC

MY COMMISION EXPIRES 3-10-07

(AFFIX SEAL)

LISA M. WISE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

**THIS INSTRUMENT WAS PREPARED BY**
STATEWIDE TITLE AND ESCROW LLC 907 RIVERGATE PKWY D1
GOODLETTSVILLE TN 37072

| Address New Owner(s) As Follows: | *Send Tax Bills To:* | Map and Parcel Number: |
|---|---|---|
| **Linda Hagar** | **UFM Consumer Finance** | |
| **7567 West Winchester Drive** | **175 East Main Street** | 151-10-O-A-23-CO |
| **Antioch, TN 37013** | **Hendersonville, TN 37130** | |

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, I,

**Kelly L. Winton**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD , AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO,

**Linda Hagar**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN PARCEL OR TRACT OF LAND IN Wilson COUNTY, STATE OF **TENNESSEE**, DESCRIBED AS FOLLOWS, TO-WIT:

**LAND IN DAVIDSON COUNTY TENNESSEE, BEING LOT NO 23 ON THE PLAN OF VILLAGE OF LONG HUNTER, PHASE I, A PLANNED UNTIED DEVELOPMENT, OF RECORD IN INSTRUMENT NO 20010123-0006894, REGSITER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.**

**BEING THE SAME PROPERTY CONVEYED TO KELLY L. WINTON , UNMARRIED BY WARRANTY DEED FROM OLD SOUTH PROPERTIES INC DATED 2/12/02 AND RECORDED 2/20/02 IN INSTRUMENT # 20020220-0021205 REGISTERS OFFICE FOR DAVIDSON COUNTY TENNESSEE.**

This conveyance is made subject to such limitations, restrictions and encumbrances of record as may affect the premises, including but not limited to the following:

**City and or County taxes for the year 2004 and subsequent years a lien but not yet due and payable.**

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**All Easements, Restrictive Covenants and Conditions, and other matters of record, including all items set out on any applicable plat of record.**

**All matters of record in the Plan of Record in Instrument #20010123-0006894 said Register's Office.**

**Subject to Charter for HOA of record in Instrument # 20010531-0056381 QCD to HOA for Common Area of record in Instrument #20010531-0056383.**

**Subject to easements of record in Instrument 's 2338/406;4446/423;4535/351;1115/302;1101/457;9661/919;20000906-0088271 & 200000906-0088272;8358/91;8358/94;8197/288;200001030-0107415, said Registers Office.**
This ( x )Unimproved ( ) Improved property is known as:

**7567 West Winchester Drive Antioch TN 37013**

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 and assigns forever; and we do not covenant with the said GRANTEES 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 ever defend the title to the said land to the 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 6th day of May~~3~~ 6, 2004

**STATE OF TENNESSEE**

**COUNTY OF Davidson**

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

Witness my hand and official seal at LEBANON, **Tennessee.**

This 6th day of **May~~3~~ 6, 2004**

Notary Public

SAM VASKE
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TN

My Commission Expires: 3/17/07