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4721 ANDREW JACKSON PKWY
HERMITAGE, TN 37076

File No. 250602168

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JULY, 2005.

KEVIN STEINHOFF NOTARY PUBLIC AT LARGE WILSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 9/16/07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 07/06/05 15:21 2 pgs
Fees:13.00 Taxes:647.50
20050706-0077660

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas J. Winkler	American Home Mortgage	Map 098-05-0-A 051.00
(NAME) 713 Hallcrest Court	(NAME) 538 Broadhollow	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Melville, New York 11747	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Patrick Conger, and Wife, Stephanie Conger, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Thomas J. Winkler, unmarried, HEREINAFTER CALLED THE GRANTEE(S), HIS 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, BEING Lot No. 15 on the Plan of Hampton Hall, Section 2 as shown by plat of record in Plat Book 9700, Page 662, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Patrick J. Conger, and Wife, Stephanie Conger by deed from Beazer Homes, Inc. d/b/a Phillips Builders of record in Deed Book 11254, page 651, and recorded on 12/16/1998 at the Register's Office for said County.

Restrictive Covenants of record in Deed Book 10278, Page 257, Deed Book 10301, Page 184, Deed Book 10444, Page 460, Deed Book 10640, Page 947, Register's Office of said County.

This conveyance is subject to any and all existing easements and restrictions of record.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 713 Hallcrest Court, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HIS 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), HIS 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 1st day of July, 2005.

Patrick Conger

Stephanie Conger

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Patrick Conger, and Wife, Stephanie Conger, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this 7/1/2005.

My Commission Expires: 1-23-06

Notary Public



File Number: 250602168

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