PLEASE RECORD AND RETURN TO:
THIS INSTRUMENT PREPARED BY:
FORSYTHE TITLE AND ESCROW
624 HWY 76
WHITE HOUSE, TN 37188

This Instrument Prepared by:
Frontier Title & Escrow, Inc
109 C East Avenue
Goodlettsville, TN 37072

MAP: 011000
PARCEL: 196.00
GROUP:

New Owners Address
Send Tax Bills To Same Address:
Brandon D. Winters and wife, Amy B. Winters
2844 Greer Road
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/08/06 09:33 2 pgs
Fees:13.00 Taxes:231.25
20060908-0111235

WARRANTY DEED

THIS INDENTURE, made this 30 day of August, 2006 between

Gary F. Hahn, a married man

of Maury County, Tennessee, hereinafter referred to as **Grantor**, and

Brandon D. Winters and wife, Amy B. Winters

of Sumner County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee as follows:

Being Lot 9 on the Final Plat of Hunters Ridge Subdivision, Section 3, as of record in Instrument Number 200206070069365, Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description.

Being a portion of the property conveyed to Gary F. Hahn by Deed dated 9/23/87 from Elizabeth B. Conner of record in Book 7360, Page 296, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

No boundary survey having been made at the time of this conveyance and the legal description being different from the previous deed of record, the source of the new description is Plat of record in Instrument Number 200206070069365, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2006 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Gary F. Hahn

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Gary F. Hahn married 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of August, 2006.

Notary

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $62,500.00.

Affiant

Sworn to and subscribed before me, this 30th day of August, 2006.

Notary Public

My Commission Expires: 12/31/2006

BRIAN E. DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY