WARRANTY DEED

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED.

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: 11-23-0

(AFFIX SEAL)

DIXIE SEAGRAVES NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC NOV. 23, 2009 COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 2784-A Highway 31W, White House, TN 3718

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Stephen D. Winningham	Stephen D. Winningham	Map 26.05 Pa
(NAME)	(NAME)	
202 Roscoe Street	202 Roscoe Street	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hemmer Family Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephen D. Winningham, 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:

BEING Lot No. 3 and the easterly half of Lot No. 2 of Block "D", on the Plan of Roscoe Place, of record in Book 843, Page 72, Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and part of Lot No. 2 from together 75 feet on the northerly side of Roscoe Street and run back between parallel lines, 150 feet to the south line of Lot No. 21 on said plan.

Being the same property conveyed to Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hammer Family Trust by deed from Up 2 Date Restoration Investments, Inc. of record in Instrument Number 20051121-0140108, Register's Office, Davidson County, Tennessee.

This conveyance is subject to restrictions of record in Book 954, Page 82, said Register's Office.

Subject to all matters on plan of record in Book 843, Page 72, said Register's Office.

Subject to any and all easements and minimum building setback lines of record.

Davidson County DEEDWARR
Recvd: 04/27/07 14:53 2 pgs
Fees:13.00 Taxes:610.50

20070427-0050629

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unimproved ☐
This is improved ☒ property, known as 202 Roscoe Street, Goodlettsville, TN 37072
(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 GRANTEES, their heirs and assigns forever; and we do 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 forever 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 18th day of April, 2007.

Charles B. Hemmer, individually

M. Jean Hemmer, individually

The Hemmer Family Trust

By: Charles B. Hemmer
Charles B. Hemmer, Trustee

By: M. Jean Hemmer
M. Jean Hemmer, Trustee

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Charles B. Hemmer and M. Jean Hemmer, individually and as Trustees of the Hemmer Family, Trust the bargainor(s), with whom I am personally acquainted (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 White House, Tennessee this 18th day of April, 2007.

Commission expires: 11-23-09

Dixie Seagraves

Notary Public

DIXIE SEAGRAVES
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF SUMNER
MY COMM. EXP. NOV. 23, 2009