WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/30/07 10:50 2 pgs
Fees:13.00 Taxes:425.50
20070730-0089974

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27TH DAY OF JULY, 2007.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Winters	SAME	61-23.02
(NAME)	(NAME)	
527 Ben Allen Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(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,

Scott Allen Workinger, unmarried,

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

Christopher Winters, a single person,

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in the 12th Civil District of Davidson County, Tennessee, described according to a survey made by Stephen A. Draper, dated May 24, 1962, as follows:

BEGINNING in the easterly margin of Ben Allen Road, 1037 feet from the corner of Lot 246 in Maplewood Heights, Book 547, Page 103, said Register's Office; running thence with said margin northerly 41 feet; thence 67° 25' East 403 feet to Nickens line; thence S. 18° 30' East 41 feet; thence Southwesterly 400 feet to the beginning.

BEING the same property conveyed to Scott Workinger by Warranty Deed from Leland D. Watts, recorded on 9/23/04 in Instrument No. 20040923-0115105, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Byron Todd Arehart by Quitclaim Deed from Scott Allen Workinger recorded in Instrument No. 20050316-0028963 with a Correction Quitclaim Deed recorded in Instrument No. 20060509-0054248, said Register's Office. Further, being the same property conveyed to Scott Allen Workinger by Quitclaim Deed from Byron Todd Arehart recorded in Instrument No. 20061228-0160057, said Register's Office.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 527 Ben Allen Road, Nashville, TN 37216
(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 27th day of July, 2007.

Scott Allen Workinger

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires

9/19/09

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named Scott Allen Workinger, unmarried, the 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 Nashville, Tennessee this 27th day of July, 2007.

Commission expires: ~~May 27, 2010~~ 9/9/2009

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires SEP 9, 20

Elizabeth D. Christmas

~~Mark A. Ellmore, Jr.~~ Notary Public