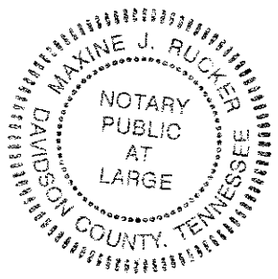
File No. 270801753

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 115,684.00

Jane L McAllister
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF SEPTEMBER, 2007.

Maxine J Rucker
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL) My Commission Expires March 22, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 10/01/07 13:15 2 pgs
Fees:13.00 Taxes:428.03
20071001-0116478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jessica Mann	Residential Loan Centers of America	135120C03800CO
(NAME) 1923 Nashboro Blvd.	(NAME) 2350 E. Devon Avenue, Ste. 300	
(ADDRESS) Nashville, TN 37217	(ADDRESS) Des Plaines, IL 60018	
(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, I, Jerry E. Winberry, married, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jessica Mann, a single woman, HEREINAFTER CALLED THE GRANTEE(S), HER 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, Tennessee, being Unit No. 38 on the Plan of Horizontal Property Regime Plat, Nashboro Village at Fairway Pointe, Tract 13 of record in Instrument No. 20021230-0161681, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Jerry E. Winberry, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Ryan Homes of record in Instrument No. 20031223-0182645, Register's Office for Davidson County, Tennessee dated December 19, 2003.

The Plan of record in Book 4660, Page 158, said Register's Office.

Subject to the Declaration of Covenants, Conditions, and Restrictions for Fairway Pointe Homeowners Association, Inc., of record in Book 4827, Page 14 and in Instrument No. 20021211-0152726, said Register's Office.

Subject to the By-Laws of Parkside Villas Homeowners Association, Inc., of record in Instrument No. 20021211-0152757, said Register's Office.

Easement as established and reserved in Book 10110, Page 854, said Register's Office.

Storm Water Detention Agreement of record in Instrument No. 20010314-0024179, and in Instrument No. 20021205-0150029, said Register's Office.

Easement for sewer of record in Book 8870, Page 887 and 932 and in Instrument No. 20001012-0101575, said Register's Office.

Easements for Metro Government of record in Book 4868, Page 74, Book 4815, Page 425, Instrument No. 20010314-0024179 and Instrument No. 20020815-0098780, said Register's Office.

Subject to all matters on the Plan of Nashboro Village – Tract 13 of record in Instrument No. 20021230-01616681, said Register's Office.

Subject to lien for special assessments as contained in the restrictions.

Judgement of Declaration of Taking for J. Percy Priest Dam of record in Book 4254, Page 410, said Register's Office.

Rights of others in and to the common areas and or elements for Fairway Pointe or Nashboro Village.

License for Use of Fitness Center and Swimming Pools of record in Instrument No. 20020507-0056329, said Register's Office.

Articles of Merger of Vastland Development, LLC into Vastland Development Partnership of record in Instrument No. 20021210-0151966, said Register's Office.

Agreements of record in Instrument No. 20020507-0056329, said Register's Office.

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 1923 Nashboro Blvd., Nashville, TN 37217
(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), HER 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), HER 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 hands this 21st day of September, 2007.

Jerry E. Winberry

Deborah K. Winberry*

*Deborah K. Winberry wife of Jerry E. Winberry joins in this instrument to convey any and all interest she has in said property.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Jerry E. Winberry and Deborah K. Winberry, with whom I am personally acquainted, and who acknowledged the execution of the within instrument for the purpose therein contained on this 9/21/2007.

Witness my hand at office this 21st day of September, 2007.

Commission expires: 10-12-08

Notary Public

JACQUELINE WELLS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

File Number: 270801753

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027

I, Janel McAlister, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee
County of Davidson

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Janel McAlister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: My Commission Expires March 22, 2009

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE