(1)

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/08 11:31 2 pgs
Fees:13.00 Taxes:1535.50

20080102-0000265

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF DECEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: 4/20/2009

(AFFIX SEAL)

SHIRLEY A. BEESLEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
West End Title & Escrow, LLC, One Burton Hills Blvd., Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ann M. Galante	New Owner	131-02-0F-008.00CO
(NAME)	(NAME)	
4203 B Kirtland Road		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37215		
(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, Diane Dunn Winningham and David Winningham, as tenants by the entirety, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ann M. Galante, 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 condominium unit in Davidson County, Tennessee, being particularly described as follows:

Unit No, 4203-B, together with the carport designated No. 4203-BC, in HILLSBORO HALL, PHASE II, a Condominium, a Horizontal Property Regime, located on Kirtland Road between Overhill and Castleman Drives, Davidson County, Tennessee, and described in a Master Deed and the plat attached thereto, of record in Book 11573, page 376, Register's Office for Davidson County, Tennessee, to which documents reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the apartments, property, co-owners and tenants of HILLSBORO HALL, PHASE II, Condominium Apartments, contained in the Master Deed and By-Laws appended thereto, recorded in Book 11573, page 376, and Plat attached thereto, Register's Office for Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Said units also comprise Lots 65 and 67, Hollywood Place, recorded in Book 547, pages 85 and 86, Register's Office for Davidson County, Tennessee, and a portion of Lot No. 2, Resubdivision of Lots 60, 61, 62 and 66, Hollywood Place, of record in Book 9700, page 786, said Register's Office.

Being the same property conveyed to CHARLOTTE K. LOWTHER, WIDOW by deed from HAURY AND SMITH CONTRACTORS, INC. of record in Book 11624, page 186, dated August 17, 1999, Register's Office for Davidson County, Tennessee, the said Charlotte K. Lowther having since died. The Will of Charlotte Kirby Lowther filed with the Davidson County Probate Court Clerk's Office as Docket No. 04P-1109 devised the subject property to DIANE DUNN WINNINGHAM. The property was further conveyed to DIANE DUNN WINNINGHAM AND DAVID WINNINGHAM, AS TENANTS BY THE ENTIRETY by deed of record as Instrument No. 20060602-0064886, dated June 2, 2006, said Register's Office.

This conveyance is subject to: 2007 County taxes, a lien, but not yet delinquent; all matters appearing on the Plan of Hillsboro Hall, Phase II; and all existing easements, restrictions and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 4203 B Kirtland Road, Nashville, TN 37215
(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 our hands this 28th day of December, 2007.

Diane Dunn Winningham

David Winningham

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane Dunn Winningham and David Winningham, the within named bargainors, 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 office, this 28th day of December, 2007

Notary Public

PAUL F. SOPER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 20, 2010

My Commission Expires: