WARRANTY DEED
IN LIEU

PREPARED FROM INFORMATION FURNISHEDBY THE PARTIES NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,225.00

Debbie Seagraves
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF December 2009.

Notary Public

MY COMMISSION EXPIRES: 7-29-13
(AFFIX SEAL)

PAM STANLEY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF ROBERTSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76 White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles B. Hemmer, Trustee	OWNER	026 05 0 007.00
(NAME)	(NAME)	
2216 North 7th Avenue		
(ADDRESS)	(ADDRESS)	
Phoenix, AZ 85007		
(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, **Stephen D. Winningham, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hemmer Family Trust,** , 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 Stephen D. Winningham by deed from Charles B. Hemmer and M. Jean Hemmer, Trustees of the Hemmer Family Trust of record in Instrument Number 20070427-0050629, 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.

THIS DEED IS GIVEN TO EXTINGUISH THAT DEBT OF RECORD IN INSTRUMENT NUMBER 20070427-0050630, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

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.

BILL GARRETT, Davidson County
Trans:T20090087848 DEEDWARR
Recvd: 12/31/09 10:14 2 pgs
Fees:13.00 Taxes:574.33
20091231-0118829

Witness my hand this 23rd day of Dec., 2009.

Stephen D. Winningham

STATE OF TENNESSEE
COUNTY OF Shelby

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Stephen D. Winningham the bargainor(s), 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 Memphis, Tennessee this 23rd day of December, 2009.

My Commission Expires: 6-15-2010

Notary Public

MARY A. GOODWIN
NOTARY PUBLIC AT LARGE
SHELBY CO., TN