BILL GARRETT, Davidson County
Trans:T20100048233 DEEDWARR
Recvd: 08/05/10 08:54 2 pgs
Fees:13.00 Taxes:440.30

20100805-0061609

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF August, 2010

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

SELINA KNIGHT
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 2, 2011

SELINA KNIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Matt Wilder and wife, Corinne Wilder<br>915-917 Allen Road<br>Nashville, TN 37214 | New Owner | Map 96.14<br>Parcel 159 |

For and in 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,

**Naomi Winecoff, widow**

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

**Matt Wilder and wife, Corinne Wilder**

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 in Davidson ~~Count~~ County, Tennessee, described as follows, to-wit:

Being a reserved tract on the Plan of Malvin Heights, as of record in Book 2330, Page 83, Register's Office for said County, Said reserved tract begins at a point on the southerly margin of Allen Road the northeasterly corner of Lot No. 18; thence with the easterly margin of said Lot No. 18 southwardly 120 feet ~~fee~~ to a concrete monument; thence southwardly 120 feet to a concrete monument; thence southeasterly 123.5 feet to a concrete monument; thence northwardly 198.3 feet to a concrete monument on the southerly margin of Allen Road; thence with said margin of said road westwardly 97.3 feet to the beginning.

Being the same property conveyed to Henry Winecoff by deed from Robert H. Petty dated November 15, 1995 of record in Book 9871, Page 427, Register's Office for Davidson County, Tennessee. Henry Winecoff died testate June 15, 2009. Property now vests in Naomi Winecoff as devisee of the Will of Henry Winecoff.

This conveyance is made subject to the following:

1) Property is subject to all matters affecting said premises as contained in Plat Book 9871, Page 427, Register's Office for Davidson County, Tennessee.
2) Property is subject to sanitary sewers to Metro Government in Book 5569, Page 178, said Register's Office.
3) 2010 taxes and subsequent years.
4) Any and all restrictions, conditions, and easements of record.

This is improvedproperty known as: **915-917 Allen Road, Nashville, TN 37214**
(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(s) this 2nd day of August, 2010.

Naomi Winecoff
Naomi Winecoff, individually

Naomi Winecoff Executrix
Naomi Winecoff, Executrix of the Estate of
Henry Merlin Winecoff

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Naomi Winecoff, with whom I am personally acquainted, (or who proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 2nd day of August, 2010.

Susan Frensley Newton
NOTARY PUBLIC

My Commission Expires: 11-4-2013

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMMISSION EXPIRES: NOVEMBER 4, 2013

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076