WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $149,999.00 Dana Kemp Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS 24th day of August, 2010 Tammy Morris Notary Public MY COMMISSION EXPIRES: 4-23-14 (AFFIX SEAL)

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 1725 North Mount Juliet Road, Suite C, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Danny Ankenbauer and Rebecca Ankenbauer	Sun Trust	220-134.00
(NAME)	(NAME)	
3001 Claylick Rd	1001 Semmes Ave	
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Richmond VA 23224	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Jerry R. Wingler and Julia W. Wingler**, husband and wife hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Danny K. Ankenbauer and Rebecca J. Ankenbauer**, husband and wife 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:

Land lying and being in the 14th Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of Resubdivision of Tract No. 2 W.L. Boyd Estates, as of record in Book 4350, page 193, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 126.45 feet on the southerly margin of Clay Lick Road and extends back 754.20 feet on the westerly line and 662.59 feet on the easterly line to a line in the rear that measures 150.16 feet thereon.

Being the same property conveyed to Jerry R. Wingler and wife, Julia W. Wingler by Warranty Deed from Melinda O. Hudgens, now being Melinda O. Hudgens Wilkes and husband, Dennis Wilkes, dated July 16, 1990 and recorded in Book 8155, page 24, Register's Office for Davidson County, Tennessee. This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 3001 Claylick Rd, Whites Creek, TN 37189

BILL GARRETT, Davidson County
Trans:T20100054836 DEEDWARR
Recvd: 09/01/10 14:44 2 pgs
Fees:13.00 Taxes:555.00

20100901-0069635

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, has 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 **24th** day of **August, 2010**

Jerry R. Wingler

Julia W. Wingler

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, **Jerry R. Wingler and Julia W. Wingler**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **24th** day of **August, 2010**

Notary Public

TABATHA EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: _____

MY COMMISSION EXPIRES
November 7, 2011