WARRANTY DEED

ET-10-2013

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Timothy J. Winkles
Affiant

Subscribed and sworn to before me, this 28th DAY OF October, 2010.

Beverly J. Heathly
Notary Public

MY COMMISSION EXPIRES: 09-17-11
(AFFIX SEAL)

BEVERLY J. HEATHLY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP, PARCEL NUMBERS
Timothy J. Winkles	Sumner Bank & Trust	
733 Albany Drive (ADDRESS)	760 Browns Lane (NAME)	075-08 223.00
Hermitage, TN 37076 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (ADDRESS) (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we ESTATE OF MICHAEL L. KNAPP, ROBERT W. KNAPP, EXECUTOR, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TIMOTHY J. WINKLES, UNMARRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 18, HUNTERS HILL, SECTION 1, as shown on plat of record in Plat Book 5800, Page 350, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Last Will and Testament in Probate Court for Davidson County as recorded on the 26th day of April 2010, in Case No. 10P668; and by Warranty Deed from John Brent Tipton and wife, Kimberly June Tipton to Michael L. Knapp, as recorded on the 15th day of August 1995, in Deed Book 9763, Page 94, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6215, Page 881, Book 6223, Page 335, Book 6489, Page 932, and Book 6553, Page 441, Register's Office of Davidson County, Tennessee.

This conveyance is subject to Charter recorded in Book 7274, Page 515, and Book 8037, Page 794, Register's Office of Davidson County, Tennessee.

This conveyance is subject to an Easement for Driveway, recorded in Book 6541, Page 223, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all easements, conditions, and restrictions of record.

unimproved ( )
This is improved (X) property, known as 733 Albany Drive, Hermitage, Tennessee 37076
(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), their 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), 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:T20100070643 DEEDWARR
Recvd: 11/08/10 09:32 2 pgs
Fees:13.00 Taxes:488.40
20101108-0089260

Witness my/our hand(s) this 28th day of October, 2010.

Robert W. Knapp - Executor

Robert W. Knapp, Executor of the
Estate of Michael L. Knapp

STATE OF Tennessee

COUNTY OF Wilson

On this the 28th day of October, 2010, before me personally appeared Robert W. Knapp, Executor of the Estate of Michael L. Knapp, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his free act and deed.

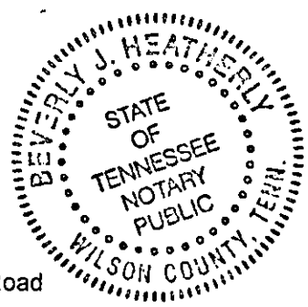
Witness my hand and official seal, this the 28th day of October, 2010.

Beverly J. Heatherly

Notary Public

My Commission Expires: 09-17-11

(SEAL)



RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520