(1)

THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 410 Nashville, TN 37203 PLEASE RETURN TO: WARRANTY TITLE INS CO. 165 INDIAN LAKE BLVD STE 106 HENDERSONVILLE, TN 37075	COUNTY OF Sumner THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April 2011 Notary Public MY COMMISSION EXPIRES: 2-3-2015 (AFFIX SEAL)

CONNIE L. TIMBS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clint Haynes	NEW OWNER	MAP 103-08-A
1812 Barnwell Ct		PARCEL 50.00CO
Hermitage, TN 37076		
(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, **Kris McCabe and The Estate of Kenneth E. Winkler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Clint Haynes, an unmarried man**

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 in Davidson County, Tennessee, being Unit A-105, Westlawn Green, of record in Book 5200 pages 20-24, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Kenneth E. Winkler and wife Carol L. Winkler by deed from B & D Investment Group, LLC, of record in Instrument No. 20031223-0182624, Registers office for Davidson County, Tennessee, dated December 16, 2003. The said Carol L. Winkler having predeceased Kenneth E. Winkler on April 7, 2005. Kenneth E. Winkler died on January 4, 2011. Said Kenneth E. Winkler Last Will and Testament having been filed for Probate in the Seventh Circuit Court for Davidson County, Tennessee as Nashville Probate Division, Case No. 11P-283, Estate of Kenneth E. Winkler. By Order For Permission To Sell Real Estate dated March 30, 2011 the Probate Court authorized the sale of the subject property to the Grantee herein.

This is improved property known as 4425 Westlawn Drive, #A-105, Nashville, TN 37209.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is ( ) UNIMPROVED

(X) IMPROVED property known as **4425 Westlawn Drive, #A-105, Nashville, TN 37209.**

BILL GARRETT, Davidson County
Trans: T20110020094 DEEDWARR
Recvd: 04/06/11 09:20 2 pgs
Fees: 13.00 Taxes: 425.50

20110406-0026478

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 hand(s) this the 4th day of April, 2011.

Kris McCabe

The Estate of Kenneth E. Winkler

Julie Kramer, Executor

Julie Kramer, Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kris McCabe** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 4th day of April, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Julie Kramer** , with whom I am personally acquainted or and who acknowledged herself to be the EXECUTOR for THE ESTATE OF KENNETH E. WINKLER, that she as such EXECUTOR being authorized to do so, executed the forgoing instrument of the purposes therein contained by signing as the EXECUTOR of THE ESTATE OF KENNETH E. WINKLER.

Witness my hand and official seal this the 4th day of April, 2011.

My Commission expires: May 8, 2012

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public