This Instrument Prepared By:
Thomas I. Bottorff, Attorney-at-Law
Watauga Title of Rutherford Co., LLC
230 Glenis Drive, Suite 304, Liberty Square
Murfreesboro, Tennessee 37129
from information furnished by the parties

BILL GARRETT, Davidson County
Trans:T20110053644 DEEDWARR
Recvd: 08/30/11 14:54 2 pgs
Fees:13.00 Taxes:222.00
20110830-0067275

ADDRESS NEW OWNER:
Paul W. Wimberly et al
3147 Justin Towne Court
Antioch, Tennessee 37013

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
F&M Bank
50 Franklin Street
Clarksville, TN 37040

MAP/PARCEL
15002034000

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Timothy L. West, married,** hereinafter called the "GRANTOR", has bargained and sold, and by these presents, does transfer and convey unto **Paul W. Wimberly, married, and Linda Fay Wimberly-Fentress, married**, hereinafter called the "GRANTEE", his 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 **Lot No. 16B, Zone Lot Division, Lots 16, 21 & 22, Justin Towne, Resubdivision of Lots 13 through 26, Sec. Two,** of record in Plat Book 5200, page 528, and amended in Plat Book 5200, page 681, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Timothy L. West, unmarried, by warranty deed from Susan E. LaRue, unmarried, appearing of record in Instrument #20041103-0132575, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations of record.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **3147 Justin Towne Court, Antioch, Tennessee 37013.**

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, his heirs and assigns, forever, and, GRANTOR does covenants with the said GRANTEE that he is 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, GRANTOR, does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and his heirs and assigns, against the lawful claims of all persons whomsoever. Whereever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Leigh Pittenger, the wife of Timothy L. West, joins in this instrument for the purpose of conveying any and all rights she may have in and to said property, marital or otherwise, to the GRANTEE.

WITNESS MY HAND, this the **26th** day of **August, 2011**.

Timothy L. West
Timothy L. West

By: Francis Marion West attorney in fact
Francis Marion West, Attorney-in-Fact

Leigh Pittenger
Leigh Pittenger

By: Francis Marion West Attorney in Fact
Francis Marion West, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, a notary public in and for said county and state, the within named **Francis Marion West**, as attorney-in-fact for **Timothy L. West and wife, Leigh Pittenger**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that he executed the within instrument as the free act and deed of the said Timothy L. West and wife, Leigh Pittenger, the within named bargainors, for the purposes therein contained by virtue of a Limited Power of Attorney duly executed by the said Timothy L. West, and Leigh Pittenger and recorded simultaneously herewith in Instrument #20110830-0067272 and Instrument #20110830-0067273, Register's Office of Davidson County, Tennessee.

WITNESS my hand and official seal this 26th day of August, 2011.

Lisa D. Turner
NOTARY PUBLIC

LISA D. TURNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 8/18/2012

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $60,000.00.

Carmen Coats
AFFIANT

Subscribed and sworn to before me on this 26th day of August, 2011.

J. Brandon Miller
NOTARY PUBLIC

My Commission Expires: 9-9-2014

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY