BILL GARRETT, Davidson County
Trans:T20110053765 DEEDWARR
Recvd: 08/31/11 10:08 2 pgs
Fees:13.00 Taxes:277.50
20110831-0067413

ADDRESS NEW OWNER:
Danette Winkler
William Winkler
1111 Allison Way
Mt. Juliet, TN 37122

SEND TAX BILL TO:
New Owner

MAP & PARCEL NOS.:
P/O 009-00-050

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Helen J. Powers, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Danette Winkler and William Winkler, wife and husband** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follow, to-wit:

Being Lot 1 of the plat of the Powers Property Subdivision of record in Instrument No. 20110826-0066006, Register's Office for Davidson County, Tennessee, to which said plat reference is hereby made for a more complete and detailed description of said lot.

Being a portion of the same property conveyed to Helen J. Powers, unmarried, from Bonnie Page Ashworth, Sam H. Hale, Co-Executors of the Estate of Aubrey B. Ashworth, by deed recorded on July 31, 2001, in Instrument No. 20010731-0081102, Register's Office for Davidson County, Tennessee.

This is property with a common address of **7925 Ridgewood Road, Goodlettsville, TN 37072.**

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
1) Parties agree that property taxes for the current year, 2011, shall be prorated after closing and after the tax bill is issued. After pr oration, Seller agrees to timely pay the property 2011 taxes; 2) Property taxes for all subsequent years; 3) The Plan of Record in Instrument No. 20110826-0066006, said Register's Office, and all matters therein.

Property conveyed "AS IS."

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 15th day of July, 2011.

Helen J. Powers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Helen J. Powers, unmarried** , with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this **30th day of August 2011.**

Notary Public
My Commission Expires: 5/6/2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

File No. 1105-051

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $75,000.00.

Affiant

Subscribed and sworn before me this 30th day of August 2011.

Notary Public
My Commission Expires: 5/6/2013

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013