Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120049521 DEEDWARR
Recvd: 07/05/12 12:10 2 pgs
Fees:13.00 Taxes:1443.00
20120705-0059051

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $~~302,500.00~~ 390,000.00

Affiant

Subscribed and sworn to before me, this 05 day of June 2012

Notary Public
My commission expires: 8/14/15

JANE GRAZER NOTARY PUBLIC TENNESSEE RUTHERFORD COUNTY

03-1205-37699

Address of New Owner:	Send Tax Bills to:	Tax Information
William A. Winston 6100 Gardendale Dr. Nashville TN 37215	Same address as new owner	158-03-0 037.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Glynn H. Moreland n/k/a Glynn H. Moreland Oakley, unmarried, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to William A. Winston and wife, Jennifer T. Winston, hereinafter called the Grantees, their successors 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. 36 on the Plan of Resubdivision of Lot 36, Section II and Resubdivision of Lot 477, Section VI of Hillsboro Park, of record in Book 8250, Page 633, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Michael R. Moreland and wife, Glynn H. Moreland by deed from David C. George and wife, Peggy R. George, dated April 23, 1999, recorded April 26, 1999 in Book 11447, Page 432, Register's Office for Davidson County, Tennessee.

In accordance with the terms and conditions of the Marital Dissolution Agreement, Civil Action No. 03D-537, Circuit Court for Davidson County, Tennessee, at Nashville, Michael Robert Moreland conveyed his interest in subject property to Glynn H. Moreland by Quitclaim Deed dated June 25, 2004, recorded August 17, 2004 in Instrument No. 20040817-0099492, Register's Office for Davidson County, Tennessee. Michael R. Moreland and Michael Robert Moreland being one and the same person.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 6100 Gardendale Dr., Nashville, TN 37215

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 my hand this 29th day of June, 2012.

Glynn H. Moreland Oakley

Glynn H. Moreland Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Glynn H. Moreland Oakley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 29th day of June, 2012.

Rachelle Caudill

Notary Public

My Commission expires: 9/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY