RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5409 Maryland Way
Suite 130
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120049528 DEEDWARR
Recvd: 07/05/12 12:25 2 pgs
Fees:13.00 Taxes:989.38
20120705-0059065

WARRANTY DEED

JANE GRAZER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $267,400.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ day of June, 2012.

NOTARY PUBLIC

My commission expires: 8/16/14

THIS INSTRUMENT PREPARERD BY:
Limestone Title and Escrow, LLC, 5409 Maryland Way, Suite 130, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Dever and Rachael Bell 2958 Primrose Circle Nashville, TN 37212	Same as new owner	117-030-060.00

FOR AND IN CONSIDERATION of the sum of Two Hundred Sixty Seven Thousand Four Hundred and 00/100 Dollars ($267,400.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **WILLIAM A. WINSTON AND SPOUSE, JENNIFER T. WINSTON**, hereinafter called the Grantors, have bargained and sold and by these presents do hereby transfer and convey unto, **NATHAN DEVER AND WIFE, RACHAEL BELL**, hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lot No. 2, Block D on the Map of Belmont Terrace Annex No. 4, of record in Book 974, page 97, Register's Office for said County.

Said part of Lot No. 2, Block "D", fronts 60.00 fee on the broken westerly margin of Primrose Circle and extends back 160 feet on the northerly line and 120.0 feet on the southerly line to a broken line in the rear, measuring 102.5 feet thereon.

Being the same property conveyed to William A. Winston and spouse, Jennifer T. Winston, by Warranty Deed from Ajit D. Korgaokar, unmarried , dated 11/24/2004, recorded 12/17/2004, of record in Instrument No. 20041217-0150406, in the Register's Office for Davidson County, Tennessee.

This is improved property more commonly known as 2958 Primrose Circle, Nashville, TN 37212.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantees, their heirs and assigns, forever.

The undersigned covenant with the said Grantees that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantees.

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 29th day of June, 2012.

William A. Winston
WILLIAM A. WINSTON

Jennifer T Winston
JENNIFER T. WINSTON

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, a Notary Public, William A. Winston and spouse, Jennifer T. Winston, with whom I am personally acquainted (or 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 seal, this the 29th day of June, 2012.

JANE GRAZER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public

Jane Grazer
Printed Notary Name

My commission expires: 8/16/14