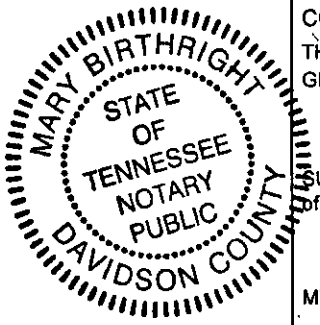
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of July, 2012.

Notary Public

MY COMMISSION EXPIRES: 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 390 Mallory Station Road, Suite 107, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Larry Winters	Regions Bank dba Regions Mortgage	119-15-0-070.00
(NAME)	(NAME)	
1001 Beech Grove Road	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Louise Lifsey**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Charles Larry Winters and Peggy C. Winters, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING part of the "Woodroof Home Place" and being shown as a part of Parcel "A" on a survey made by Barge-Waggoner and Sumner, Engineers, dated December 20, 1961, and described according to a copy of a survey made by Wm. Collier Parrish Associates, dated August 12, 1963, as follows: Beginning at a concrete monument at the southeasterly corner of Lot No. 12 as shown on the Plan of Section III, Southlake, as of record in Book 2331, page 97, Register's Office in the west margin of Mavert Drive as extended by instrument of record in Book 2857, page 627, Register's Office, thence along the south line of Lot No. 12, and Lot No. 8 north 86 degrees, 43' west 179.75 feet to a 2 inch pipe, which is 10 feet west of the common corner of Lots No. 8 and 12; thence south 2 deg. 13' west 102 feet to a point; thence south 87 deg. 47' east 179.7 feet to a point in the west margin of Mavert Drive, as extended shown above, thence along the west margin of the same north 2 deg. 13' east 102 feet to the point of beginning.

Included in the above description but excluded herefrom is a certain parcel of land conveyed to J. Everett Martin and wife, Sara B. Martin by deed from Albert E. Perrenoud of record in Book 4931 at page 474, Register's Office for Davidson County, Tennessee described as follows: Being a tract of land in the sixth district annex of Metro Nashville and Davidson County and being a part of parcel 70 on Map 119-15 on the Metropolitan Nashville & Davidson County Property Maps. Beginning in the NE corner of lot 56 of Southlake Sub. Sec. II recorded in Plat Book 2083 page 84, Register's Office for Davidson County, Tennessee, thence south 86 degrees 43 min. East 29 feet to a point 150.75 feet from west margin of Mavert Drive, thence South 2 degrees 13 min. west 102 feet to a point, being 150.7 feet west of Mavert Drive, thence North 87 degrees 47 min. west 29 feet to a point in rear line of lot 57 in above named sub; being 31.5 feet south of SE corner of lot 56; thence north 2 degrees 13 min. east 102 feet to the point of beginning.

BILL GARRETT, Davidson County
Trans:T20120057407 DEEDWARR
Recvd: 08/03/12 10:04 2 pgs
Fees:13.00 Taxes:477.30

20120803-0068937

Being the same property conveyed to Nell F. Lifsey, unmarried & Daughter, Louise LIfsey, unmarried as joint tenants with right of survivorship, not as tenants in common, by Warranty Deed dated March 26, 1984, from Third National Bank, Administrator for The Estate if Albert E. Perrenoud and filed for record on March 28, 1984, in Book 6259, Page 62, Register's Office for Davidson County, Tennessee. Nell F. Lifsey, having since died on September 6, 1996, leaving Louise Lifsey as sole tenant.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☐ property, known as 2909 Malvert Drive, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 27th day of July, 2012.

Louise Lifsey

State of Tennessee
County of Williamson

Personally appeared before me Louise Lifsey, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 27th day of July, 2012.

Notary Public Escrow Officer
My Commission Expires: 4/23/2013

DEBBIE A. TREADWAY NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires

RETURN TO:
Stewart Title Company Tennessee Division
390 Mallory Station Road, Suite 107
Franklin, TN 37067