BILL GARRETT, Davidson County
Trans:T20120075253 DEEDWARR
Recvd: 10/04/12 09:07 2 pgs
Fees:13.00 Taxes:610.50

20121004-0090796

Prepared By ~~& Return To~~:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
12-0865

Return To:
FOUNDATION
TITLE AND ESCROW, LLC
2672 ~~1725 N~~. Mt. Juliet Rd., ~~Ste. C~~
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $165,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 26th day of September, 2012

Notary Public
Commission Expires: 3/15/15

DEBRA PAULSSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Benjamin Winterman 6640 Ascot Drive Antioch, TN 37013	Churchill Mortgage Corporation 761 Old Hickory Blvd., Ste. 400 Brentwood, TN 37027	151-09-0A-100.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Ryan T. Tolbert and Margaret Tolbert, husband and wife, as joint tenants with rights of survivorship

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Winterman, a single man

HEREINAFTER CALLED THE GRANTEES, THEIR 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 all of Lot No. 100 on the Final Plat of Long Hunter Chase, a Residential Planned Unit Development, Phase 1, Section II, as shown by plat appearing of record in Plat Book 9700, Page 638, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed to Ryan T. Tolbert and Margaret Tolbert, husband and wife, as joint tenants with rights of survivorship, by Quitclaim Deed from Ryan T. Tolbert, now married to Margaret Tolbert, dated 3/17/11 and recorded 4/4/11 in Instrument Number 20110404-0025448; and the same property previously conveyed to Ryan T. Tolbert, unmarried, by Warranty Deed from William W. Winfree, married and Ray White, married, dated 1/31/05 and recorded 2/3/05 in Instrument Number 20050203-0012774, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6640 Ascot Drive, Antioch, TN 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 GRANTEES, their heirs and assigns forever; and we so covenant with the said GRANTEES 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 GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 26th day of September, 2012.

Ryan T. Tolbert

Margaret Tolbert

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ryan T. Tolbert and wife, Margaret Tolbert,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 26th day of September, 2012.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

Notary Public
My Commission Expires: 3/19/2013

(Notary Seal)