THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 200,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amanda Marshall	SWBC Mortgage Corporation	MAP 102-14
864 Belton Drive	9311 San Pedro, Suite 100	PARCEL 055.00
Nashville, TN 37205	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **Margaret Marie Winkler**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Amanda Marshall, an unmarried person**

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 Lot No. 90 on the Plan of Crest Meade, Section II, of record in Book 2331 pages 151 and 152, Registers Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to James E. Winkler and wife Margaret Marie Winkler by deed from Floyd M. Keene and wife Delma H. Keene of record in Book 4408 page 528, Registers office for Davidson County, Tennessee, dated April 1, 1970. James E. Winkler having since died on November 19, 1996. Durable Power of Attorney of record in Instrument No. 20120924-0086557, said Registers Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is (X) IMPROVED property known as **864 Belton Drive, Nashville, TN 37205.**

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 do 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 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(s) this the 15th day of October, 2012.

Margaret Marie Winkler by Robert Wayne Winkler, Attorney-in-Fact

Attorney-in-fact

BILL GARRETT, Davidson County
Trans:T20120078855 DEEDWARR
Recvd: 10/17/12 10:09 2 pgs
Fees:13.00 Taxes:740.00

20121017-0095108

STATE OF TENNESSEE
COUNTY OF Maury

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Robert Wayne Winkler** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Margaret Marie Winkler**, as her Attorney in Fact, as the free act and deed of the within named **Margaret Marie Winkler**.

Witness my hand and official seal this the 15th day of October, 2012.

My Commission expires March 8, 2016

Notary Public

R. L. MOORE
DAVIDSON COUNTY, TENNESSEE
STATE OF TENNESSEE NOTARY PUBLIC