BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
2 Cadillac Drive
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20130021321 DEEDWARR
Recvd: 03/15/13 09:43 3 pgs
Fees:18.00 Taxes:925.00
20130315-0025896

ADDRESS NEW OWNER:
Myron Wingfield
144 Jefferson Square
Nashville, Tennessee 37215

SEND TAX BILL TO:

SAME

MORTGAGEE:
SAME

MAP	**131-5**
GROUP	**A**
PARCEL	**144.00co**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth Moore Humphreys and husband, Jonathan Ryan Humphreys,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Myron Wingfield and Martha Wingfield, husband and wife**, 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 Unit No. 144 on the Plan of Section One, Jefferson Square Townhomes, of record in Plat Book 4675, page 12, Register's Office, Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. Together with the appurtenant interest in the common elements of Jefferson Square (Section One), a horizontal property regime established by a Master Deed of record in Book 4731, page 332, amended in Book 5826, page 693 and Book 8550, page 3, said Register's Office..

Being the same property conveyed to Elizabeth H. Moore, unmarried by deed from Paige E. Watson, unmarried of record in Instrument no. 20090717-0066896, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

*Jonathan Ryan Humphreys, spouse of Elizabeth Moore Humphreys, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

This is **improved** property known as **144 Jefferson Square, Nashville, Tennessee 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 and assigns , forever, and, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 our hands this the **11th** day of **March, 2013.**

Elizabeth Moore Humphreys

Elizabeth Moore Humphreys

Jonathan Ryan Humphreys

Jonathan Ryan Humphreys, by Elizabeth Moore Humphreys, as attorney-in-fact

by Elizabeth Moore Humphreys, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Elizabeth Moore Humphreys** , the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty Deed for the purposes therein contained and she further acknowledges that she is the Attorney in Fact for **Jonathan Ryan Humphreys** and as Attorney in Fact she executed the within Warranty Deed by signing the name of **Jonathan Ryan Humphreys** as his free act and deed.

WITNESS my hand and official seal this 11th day of March, 2013.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/3/2016

ROBERT M. LOFFI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $250,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 2013.

JoAnn B Sisemore
NOTARY PUBLIC

My Commission Expires:
11-4-2013

JOANN B. SISEMORE
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN