WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/13 13:37 2 pgs
Fees:13.00 Taxes:111.00
20130321-0028109

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$30,000.00.**

LuAnn Maloney
Affiant

Subscribed and sworn to before me this 18th day of March, 2013.

Notary Public
My Commission expires: 1-6-14
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Winward Properties, Inc	SAME	82-7-294
7125 Bakers Bridge Avenue		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Mark Driver and Joan Gilmore, Joan Gilmore-Oglesby**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Winward Properties, Inc.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

LAND in Davidson County, Tennessee, Being Lot No. 43 in Lindsley's Addition to Edgefield, fronting 50 feet on the west side of Stockell Street, formerly Vansideren Avenue, and running back between parallel lines 174 feet to an alley.

BEING the same property conveyed to Mark Driver and Joan Gilmore from Thomas B. Spell, Sr. d/b/a STB Associates by Warranty Deed on October 23, 2006, of record in Instrument Number 20061122-0144854, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- 2013 County Taxes and subsequent years, a lien but not yet due and payable.

This is improved property known as: **712 Stockell Street, Nashville, TN 37207**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 March 18, 2013.

Mark Driver
Mark Driver

Joan Gilmore-Oglesby
Joan Gilmore-Oglesby

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Mark Driver and Joan Gilmore, Joan Gilmore-Oglesby** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 18, 2013

My commission expires 1-6-2015

Notary Public

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY