BILL GARRETT, Davidson County
Trans:T20130024841 DEEDWARR
Recvd: 03/27/13 13:33 2 pgs
Fees:13.00 Taxes:617.90
20130327-0030101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 167,000.00

Affiant

Subscribed and sworn to before me, this ~~26th~~ 27th day of March, 2013.

Notary Public

My commission expires: 08/23/2016

AMANDA VAUGHN
State of Tennessee
Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURETITLE SERVICES, LLC
2070 LEBANON ROAD
LEBANON, TN 37087

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
MARGARET MARIAH HILLER	**FRANKLIN AMERICAN MTG.**	**08212009300**
106 NORTH 9TH STREET	**501 COPORATE CENTRE DR. Ste. 400**	
NASHVILLE, TN 37206	**FRANKLIN, TN 37067**	

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 ACKNOWLEDGE, WE,

RYAN D. WINKLE and WIFE, DANIELLE J. WINKLE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARGARET MARIAH HILLER, an unmarried woman

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:

BEING part of Lot 21 in the Subdivision of the Home Block of Neil S. Brown's Addition to East Nashville, Tennessee, of record in Book 21, page 100, Chancery Court, Nashville, Tennessee.

Said part of Lot No. 21 begins at a point on the west side of 9th Street 160.0 feet north of Georgia Street and runs thence westerly with the north margin of an alley 140.0 feet; thence northerly, with an alley 50.0 feet; thence easterly 140.0 feet to 9th Street; thence southerly with 9th Street, 50.0 feet.

BEING THE PROPERTY CONVEYED TO RYAN D. WINKLE AND WIFE, DANIELLE J. WINKLE BY WARRANTY DEED FROM DANIEL N. FELL, MARRIED DATED 10/15/2008 RECORDED ON 10/15/2008 IN INSTRUMENT NUMBER 20081015-0103900 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 106 NORTH 9TH STREET, NASHVILLE, TN 37206.

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 in 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/our hand(s) this 26th day of March, 2013.

RYAN D. WINKLE

DANIELLE J. WINKLE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, RYAN D. WINKLE and DANIELLE J. WINKLE, the within named Grantors, 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, at office, this 26th day of March, 2013.

Notary Public

My Commission Expires:

DAVID R.A. ROETGER
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 21, 2013
COUNTY OF WILLIAMSON