PLEASE RETURN TO:
WARRANTY TITLE INS CO.
165 INDIAN LAKE BLVD STE 106
HENDERSONVILLE, TN 37075

BILL GARRETT, Davidson County
Trans: T20130080835 DEEDWARR
Recvd: 09/18/13 11:11 2 pgs
Fees: 13.00 Taxes: 303.40

20130918-0098316

# Warranty Deed

| | |
|---|---|
| CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY | STATE OF TENNESSEE<br>COUNTY OF ~~DAVIDSON~~ Sumner<br><br>The actual consideration or value, whichever is greater, for this transfer is $82,000.00.<br><br>Affiant<br><br>Subscribed and sworn to before me, this the 16th day of September, 2013.<br><br>Notary Public<br><br>My commission expires: 2-3-2015 |

**THIS INSTRUMENT WAS PREPARED BY**
**WAGON WHEEL TITLE**
**202 SOUTH 11TH STREET**
**NASHVILLE, TN 37206**
**615.650.5100**

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map/Parcel Numbers: |
|---|---|---|
| Michael L. Ray | New Owner | |
| 5105 Pritchett Drive | | 072-14-0-130.00 |
| Nashville, TN 37220 | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **DAVID L. WINTERS AND GRISELDA N. WINTERS, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MICHAEL L. RAY, A MARRIED MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 8 and the easterly 3 feet of Lot No. 7 on the Map of H.W. Ward's Subdivision of part of Brownsville of record in Plat Book 974, Page 4 and 24, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 8 and part of Lot 7 adjoin and front together 57 feet on the South side of Ward Avenue and run back between lines 152 feet to a dead line in the rear on which they measure 58 feet and 6 inches.

Being the same property conveyed to David L. Winters and Griselda N. Winters, husband and wife by Deed from Phillip M. Knowlton and Donald J. Knowlton, both unmarried of record at Instrument No. 20020702-0079525, Register's Office for Davidson County, Tennessee, dated June 28, 2002 and recorded on July 2, 2002.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1510 Ward Avenue, 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 GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of September, 2013.

David L. Winters

Griselda N. Winters

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named David L. Winters and Griselda N. Winters, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of September, 2013.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY