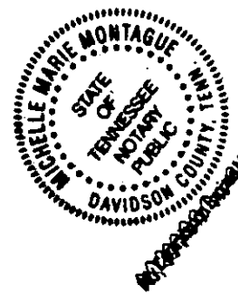
WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130085607 DEEDWARR
Recvd: 10/03/13 12:26 2 pgs
Fees: 13.00 Taxes: 591.63
20131003-0103974



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $159,900.00.

Affiant

Subscribed and sworn to before me this 30th day of September, 2013.

Notary Public
My Commission expires: 5/20/14
(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:
Lauren Elaine Willard	Capital Bank, N.A.	82-3-75
842 N. 2nd Street	12195 Metro Parkway Suite 3	
Nashville, TN 37207	Fort Myers, Fl 33966	

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, **Winward Properties, Inc.**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Lauren Elaine Willard, a single woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the southerly 45 feet of Lot No. 36 on the plan of Shields, Davis Sharpe and Horn's Addition, of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 36 fronts 45 feet on the westerly side of North Second Street, and is located at 842 North Second Street, in Nashville, Tennessee, formerly Harris Street, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to Winward Properties, Inc., a Tennessee Corporation, from Bancorpsouth Bank, a Mississippi Corporation, by deed on March 19, 2013, of record in Instrument Number 20130321-0028107, 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:

- Taxes and assessments for the year 2014 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 57, page 86, Register's Office Davidson County, Tennessee.

This is improved property known as: **842 N 2nd 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 September 30, 2013.

Winward Properties, Inc.

Tim E. King Pres

By Tim King, President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 30th day of September, 2013, before me, appeared Tim King, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the President of Winward Properties, Inc. and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Tim King, acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY