This Instrument Prepared By:
Tisha C. Baldwin, Attorney
155 Franklin Rd., Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
Don A. Wimpelberg
3168 Hidden Creek Drive
Antioch, Tennessee 37013

SEND TAX BILL TO:
Owner

MORTGAGEE:
North American Savings Bk, FSB
903 E. 104th St, Ste 400
Kansas City MO 64131

MAP 173-16
GROUP A
PARCEL 271.00CO

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, **Pratibha Bhatt, unmarried,** hereinafter called the GRANTOR, bargained and sold, and by these presents, hereby transfer and convey unto **Don A. Wimpelberg and Sandra A. Wimpelberg, 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 Lot No. 35 on the Plan of Hidden Creek, Phase 5 of record in Instrument No. 20060627-0076912, Register's Office, Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Shirish Bhatt and Pratibha Bhatt, husband and wife, by deed from Beazer Homes, Corporation, dated 02/23/2007, recorded 02/28/2007 of record in Instrument No. 200702280024783, Register's Office for Davidson County, Tennessee. The said Shirish Bhatt has since deceased leaving Pratibha Bhatt the sole owner as the surviving spouse.

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.

This is **improved** property known as **3168 Hidden Creek Drive, Antioch, Tennessee 37013.**

BILL GARRETT, Davidson County
Trans:T20130096180 DEEDWARR
Recvd: 11/12/13 11:08 2 pgs
Fees:13.00 Taxes:579.42
20131112-0116713

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 GRANTOR, covenant with the said GRANTEES that lawfully seized and possessed of said land in fee simple, a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR, further covenant and bind , 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 hand this the **30th** day of **October, 2013.**

Pratibha. Bhatt

Pratibha Bhatt

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Pratibha Bhatt, unmarried**, 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.

WITNESS my hand and official seal this 30th day of October, 2013.

Tisha C. Baldwin
NOTARY PUBLIC

TISHA C. BALDWIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 3/30/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $156,600.00.

AFFIANT

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

NOTARY PUBLIC

KATRINA LEWIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 05-20-2017

My Commission Expires:

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122