BILL GARRETT, Davidson County
Trans:T20140018294 DEEDWARR
Recvd: 03/19/14 09:22 2 pgs
Fees:13.00 Taxes:839.90

20140319-0022567

J. CARLA IKARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Expires March 3, 2015 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF DAVIDSON** The actual consideration or value, whichever is greater, for this transfer is $227,000.00. Affiant Subscribed and sworn to before me, this 14th day of March, 2014. Notary Public My commission expires: 3-3-2015

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Stuart Speyer and Joe Gilbert III, as Co-Trustees of the Stuart Family Trust	**New Owner**	**Map\Parcel: 131-02-0-H-012.00CO**
1 Castlewood Court	**1 Castlewood Court**	
Nashville, TN 37215-4617	**Nashville, TN 37215-4617**	

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,

Alan J. Winfree and wife, Jennifer M. Winfree, husband and wife

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

Stuart Speyer and Joe Gilbert III, as Co-Trustees of the Stuart Family Trust

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 Unit No. 4214, together with parking space 14, together with the appurtenant interest in the common elements of Hillsboro Quarters Condominiums, a horizontal property regime established by Master Deed, of record in Instrument No. 20040421-0045569, amended in Instrument No. 20040511-0054050, Instrument No. 20050110-0003192, Instrument No. 20050425-0045365 and Instrument No. 20070905-0106403, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "E" to the aforementioned Master Deed, all to which reference is hereby made for a more complete description of said property.Being the same property conveyed to Alan J. Winfree and wife, Jennifer M. Winfree by Warranty Deed from Katherine A. Wolfe, of record in Instrument No. 20061227-0159257 Register's Office for Davidson County, Tennessee, dated December 21, 2006 and recorded on December 27, 2006. (Value of consideration shown in aforementioned deed $247,000.00.)

This property is known as 4214 Hillsboro Pike, Nashville, TN 37205.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved (X) unimproved ( ) property known as 4214 Hillsboro Pike Nashville, TN 37205.

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 that 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 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 our hand(s) this 14th day of March, 2014.

Alan J. Winfree
by Jennifer M. Winfree, Attorney in Fact

Jennifer M. Winfree

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, Jennifer M. Winfree, the within named grantor, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that she executed this instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of March, 2014.

Notary Public

My Commission Expires: 7-24-17

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Jennifer M. Winfree** with whom I am personally acquainted (or who proved to me her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument on behalf of **Alan J. Winfree** for the purposes therein contained, and who further proved to me that she is the **Attorney in Fact** for **Alan J. Winfree** and is authorized by **Alan J. Winfree** to execute this instrument on his behalf pursuant to Limited Durable Power of Attorney of record at Instrumnent No. 20140319.0022566, Register's Office for Davidson County, Tennessee.

Witness my hand, at office, this 14th day of March, 2014.

Notary Public

My Commission Expires: 7-24-17

JESSICA F. SPARNELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-24-2017

File #: **414006**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027