THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF Sumner
Bankers Title & Escrow Corp. 5107 Maryland Way, Ste. 115 Brentwood, TN 37027	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 156,000.00. Affiant
BILL GARRETT, Davidson County Trans:T20140038321 DEEDWARR Recvd: 06/02/14 13:47 2 pgs Fees:13.00 Taxes:577.20 20140602-0047322	STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF May, 2014 Notary Public MY COMMISSION EXPIRES: 3-20-18 (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vernon D. Latham	Regions Bank	
3612 Old Clarksville Pike	2050 Parkway Office Cir	P/O 022-00-0-003.00
Joelton, TN 37080	Birmingham AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, WE, **Annette E. Winters and E. Wayne Winters, Heirs at Law of Anita Winters**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Vernon D. Latham and Sheryll D. Latham, 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. 2 on the Plan of Winters Subdivision of record in Instrument No. 20130611-0059040,* in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
* corrected in Instrument # 20131202-0122372
Being a portion of the same property conveyed to E. G. Winters and wife, Anita Winters by deed from Fred Bates and wife, Donnie E. Bates of record in Book 2024, page 579 Register's Office for Davidson County, Tennessee, dated August 21, 1951 and recorded on October 17, 1951.

E. G. Winters and Anita Winters having since died and E.G. Winters having predeceased Anita Winters. Affidavit of Heirship of record in Instrument No. 20130424-0040711, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **3612 Old Clarksville Pike, Joelton, TN 37080.**

The signature of Annette E Winters is signed by her duly appointed Attorney-in-fact E Wayne Winters, pursuant to the Power of Attorney recorded in instrument #20140603004732l, Davidson County Register of Deeds. See also Affidavit of Heirship as recorded in instrument #20140603004733? said Register's Office

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 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 hands this the 29th day of May, 2014.

Annette E. Winters by E. Wayne Winters Attorney in Fact
Annette E. Winters
BY: E. Wayne Winters, Attorney-in-Fact

E Wayne Winters
E. Wayne Winters

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Wayne Winters**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument on behalf of **Annette E. Winters**, as the free act and deed of the within named **Annette E. Winters**.

Witness my hand and official seal this the 29 day of May, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **E. Wayne Winters** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of May, 2014.

My Commission expires: 10/18/16

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public