BILL GARRETT, Davidson County
Trans:T20140086474 DEEDWARR
Recvd: 11/17/14 13:14 2 pgs
Fees:13.00 Taxes:271.95
20141117-0105861

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WINWARD PROPERTIES INC.	**SAME**	**061-15-0-396.00**
(NAME) **7125 BAKERS BRIDGE AVENUE**	(NAME)	
(ADDRESS) **BRENTWOOD, TN 37027**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DAVID K. DURHAM AND WIFE, REBECCA A. DURHAM,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **WINWARD PROPERTIES INC., A TENNESSEE CORPORATION,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 273-B on the Plan of Resubdivision of Lot 273, Inglewood Place, of record in Plat Book 5800, Page 77, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to David K. Durham and wife, Rebecca A. Durham, by deed from Ralph W. Bruce and wife, Carla C. Bruce, of record in Book 10306, page 447, dated December 27, 1996, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as set forth in the plan of record in Plat Book 5800, Page 77, said Register's Office, and any and all other easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

unimproved (X)
This is improved( ) property, known as **3821 KINGSWOOD AVENUE, NASHVILLE, TN 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 14 day of November, 2014.

DAVID K. DURHAM

REBECCA A. DURHAM

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **David K. Durham and wife, Rebecca A. Durham**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 14 day of November, 2014.

My commission expires: **May 5, 2015**

Notary Public

