BILL GARRETT, Davidson County
Trans:T20140092292 DEEDWARR
Recvd: 12/10/14 10:11 2 pgs
Fees:13.00 Taxes:869.50
20141210-0112995

This Instrument Prepared by:
Legends Title Services, LLC
2494 N. Mt. Juliet Road Suite 300
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
William L. Winkler & Danette K. Winkler
4821 Peninsula Pointe Drive
Hermitage, TN 37076

SEND TAX BILL TO:
New Owner or

MAP/PARCEL 097-16-0A-110.00-CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid to the undersigned, the receipt of which amount being hereby acknowledged, and other good and valuable consideration, **Rob Hager, married,** has this day bargained and sold, and does hereby transfer and convey unto **William L. Winkler and Danette K. Winkler, husband and wife,** certain land situated in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 110 on the Plan of Revision Plat The Peninsula - Phase III, Section 2 Revision of Lot 110 of record in Plat at Instrument No. 20020918-0113939, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Rob Hager by Quitclaim deed from April McCurry Hager of record in Instrument No. 20050809-0094088 Register's Office for Davidson County, Tennessee, dated August 08, 2005 and recorded on August 09, 2005.

Grantor has never resided in the subject property as a married person and warrants that the subject property is not subject to any marital rights therein.

This is improved property known as: **4821 Peninsula Pointe Drive, Hermitage, Tennessee 37076**

TO HAVE AND TO HOLD said lands, including the appurtenances thereon situated, and all the right, title, estate and interest thereto belonging to the said GRANTEE, her heirs and assigns, forever.

I COVENANT with the Grantees herein that I am lawfully seized and possessed of said lands in fee simple; that I have a good and lawful right to convey same; and I do warrant and will forever defend the title thereto against the lawful claims of all persons whomsoever.

REAL PROPERTY TAXES: The real property taxes for the year 2014 shall be prorated as of the date of this deed.

EASEMENTS AND RIGHTS OF WAY: This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon

inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in instrument number 20020918-0113939 and in Book 7900, page 854, and Book 9700, page 841, and terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 9564, Page 693, Book 9754, Page 35, Book 9977, Page 359, Book 10333, Page 219, Book 11258, Page 85, Book 11692, Page 36 , Book 10453, Page 287 and Book 9943, Page 908, and encumbrances as may be shown of record in the office of the Register of Deeds where the real property is situated.

POSSESSION: Possession to be given with delivery of deed.

WITNESS MY HAND on this the 8th day of December, 2014.

Rob Hager

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned Notary Public in and for the aforesaid said County and State, **Rob Hager,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that he/she/they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seals at office this 8th day of December, 2014.

NOTARY PUBLIC

GREGG W. CLARKE STATE OF TENNESSEE NOTARY PUBLIC COUNTY My Commission Expires December 5, 2017

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual value or consideration, whichever is greater, for this transfer is $235,000.00.

AFFIANT

Subscribed and sworn to before me this the 8th day of December, 2014.

NOTARY PUBLIC

ANDREW P. CHARLTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

My Commission Expires: 5/8/2018

File No: 147607