# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $515,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of March, 2015.

Notary Public

MY COMMISSION EXPIRES: 3-29-2016

(AFFIX SEAL)

WILLIAM AVIS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #654033
COMM. EXP. 03-29-2016

**THIS INSTRUMENT WAS PREPARED BY**
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| Willard E. Winkenhofer | "New Owners" | 131-02-0P-015.00-CO |
| (NAME) | (NAME) | |
| 4210 Hillsboro Pike, Apt. 203 | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37215 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

BILL GARRETT, Davidson County
Trans:T20150020046 DEEDWARR
Recvd: 03/19/15 10:09 3 pgs
Fees:18.00 Taxes:1905.50
20150319-0023659

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, Richard Belmont Powell and wife, Ann Wilson, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Willard E. Winkenhofer, married, 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:

see attached legal

Land in Davidson County, Tennessee, being Lot No. 2, Land in Davidson County, Tennessee, being Lot 2 as shown on the Plat recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee and in Exhibit B of the Amended and Restated Master Deed establishing a Private Element Horizontal Property Regime of Stammer Parke recorded in Instrument Number 20140225-0016083.

Being the same property conveyed to Richard Belmont Powell and wife, Anna Wilson, by Warranty Deed from Haury and Smith Contractors Inc., a Tennessee Corporation of record in Instrument No. 20111019-0081379 Register's Office for Davidson County, Tennessee, dated October 14, 2011 and recorded on October 19, 2011.

This conveyance is subject to any all zoning regulations, building restrictions and setback lines, if any, and easements and right for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

unimproved ☐

This is improved ☑ property, known as 4203 Stammer Place, Nashville, TN 37215
(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.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS $ 515,000.00 DOLLARS.

Affiant

Subscribed and sworn to before me this 13th day of March, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

LEGAL DESCRIPTION:

Land in Davidson County, Tennessee, being Lot No. 2, as shown on the Plat Stammer Parke recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee and in Exhibit B of the Amended and Restated Master Deed establishing a Private Element Horizontal Property Regime of Stammer Parke recorded in Instrument Number 20140225-0016083, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Witness our hands this 13th day of March, 2015.

Richard Belmont Powell

Anna Wilson

STATE OF UTAH

COUNTY OF Weber

On this 13th day of March, 2015, before me a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Richard Belmont Powell and Anna Wilson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notary Seal at office the day and year above written.

My Commission Expires:
3-29-2016

Notary Public,

WILLIAM AVIS
NOTARY PUBLIC - STATE OF UTAH
COMMISSION #654033
COMM. EXP. 03-29-2016