BILL GARRETT, Davidson County
Trans:T20150047719 DEEDWARR
Recvd: 06/16/15 11:12 2 pgs
Fees:13.00 Taxes:1287.60
20150616-0057156

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
15-0526

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $348,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11th day of June, 2015

Notary Public
Commission Expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tony John Winkler 6413 Holly Trace Court Nashville, TN 37221	Megastar Financial Corp. 1080 Cherokee St. Denver, CO 80204	155160A39800CO

WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

Thomas W. Grassi and Della R. Grassi, Husband and Wife

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tony John Winkler and Emily Marie Waldooh Winkler, 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, TN, being Lot No. 346 on the Plan of Traceside, Section II, of record in Plat Book 11700, Page 59 through 61, and Instrument No. 20000922-0094253, Register's Office for Davidson County, to which Plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Thomas W. Grassi and wife, Della R. Grassi, by Warranty Deed from James S. Irwin and wife, Christy M. Irwin, dated 07-02-2007 and recorded 07-06-2007 in Instrument No. 20070706-0080567, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 6413 Holly Trace Court, Nashville, TN 37221.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 11th day of June, 2015.

Thomas W. Grassi

Della R. Grassi

STATE OF ~~TENNESSEE~~ IDAHO
COUNTY OF Kootenai

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,
Thomas W. Grassi and Della R. Grassi
with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Post Falls, ~~Tennessee~~ Idaho this 11th day of June, 2015.

CONNIE M. LAMONT NOTARY PUBLIC STATE OF IDAHO

(Notarial Seal)

Notary Public
My Commission Expires: August 16, 2019