NEW OWNER:

Benjamin Matther Winkler
Meredith Joy Winkler
1001 N Graycroft Avenue
Madison, TN 37115

SEND TAX BILLS TO:

F&M Bank
50 Franklin Street
Clarksville, TN 37040

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

FILE NO: 15-0586

BILL GARRETT, Davidson County
Trans:T20150049832 DEEDWARR
Recvd: 06/22/15 16:02 3 pgs
Fees:18.00 Taxes:584.60
20150622-0059708

Map 042 Group 03-0 Parcel 030.00

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Eight Thousand and 00/100 Dollars ($158,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **JOHN KOWALSKY, UNMARRIED, JOSEPH JAMES KOWALSKY, MARRIED, AND MICHAEL DAVID KOWALSKY, UNMARRIED** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **BENJAMIN MATTHEW WINKLER AND MEREDITH JOY WINKLER, HUSBAND AND WIFE,** ("Grantees"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 54 on the plan of Primrose Acres, Section 1, of record in Book 2663, Page 107, Register's Office for Davidson County, Tennessee.

Beginning at a point at the northeasterly margin of Hamblan Drive, the common corner of Lot #54 and #16; thence with the line between said lots, northeastwardly 155 feet to a point; thence southwestwardly 279.1 feet to a point in the northwestwardly margin of Graycroft Avenue; thence with the margin of same southwestwardly 130 feet to a point, the beginning of a curve; thence westwardly around said curve with a radius of 25 feet, 39.27 feet to a point in the northeasterly

margin of Hamblen Drive; thence with the margin of same northwestwardly 252.7 feet to the point of beginning.

BEING the same property conveyed to John Kowalsky, an unmarried man; Joseph James Kowalsky an unmarried man, and Michael David Kowalsky an unmarried man, by Warranty Deed from Silvia D. Buchanan, unmarried, dated August 10, 2007, and of record in Instrument No. 20070816-0097976, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1001 N Graycroft Avenue, Nashville, Tennessee 37115.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantees that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 19th day of **June, 2015.**

JOHN KOWALSKY

MICHAEL DAVID KOWALSKY

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN KOWALSKY, AND MICHAEL DAVID KOWALSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 19th day of **June, 2015.**

BRITTANY T. DUGAS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

NOTARY PUBLIC

My commission expires: 1-25-16

Joseph James Kowalsky
JOSEPH JAMES KOWALSKY

By: _____
John Kowalsky, Attorney-in-Fact
Pursuant to Power of Attorney of Record
In Inst. No. 20150622-0059707, RODC.

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JOHN KOWALSKY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument on behalf of, and so attorney-in-fact for, JOSEPH JAMES KOWALSKY, the within named bargainor, for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of **June, 2015**.

BRITTANY T. DUGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

_____
NOTARY PUBLIC

My commission expires: 7-25-16

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The actual consideration or value, whichever is greater, for this transfer is $ **158,000.00** .

_____
AFFIANT

Sworn to and subscribed to before me this 18 day of **June, 2015**.

_____
NOTARY PUBLIC

My commission expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018