BILL GARRETT, Davidson County
Trans:T20150052601 DEEDWARR
Recvd: 06/30/15 13:56 2 pgs
Fees:13.00 Taxes:517.63
20150630-0063150

ADDRESS NEW OWNER:
Amanda M. White
4606 Conway Court
Old Hickory, TN 37138

SEND TAX BILL TO:
Peoples Home Equity
5205 Maryland Way, Suite 100
Brentwood, TN 37027

MAP & PARCEL NOS.:
064130B12800CO

RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

This instrument prepared by: Cindy S. Smith, P.C., Attorney at Law
P.O. Box 292004
Nashville, TN 37229

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and No/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Candace Bond Winkler, unmarried** (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto **Amanda M. White, an unmarried woamn** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows, to-wit:

Being Lot Number 19 on the plan of Conway Court, Phase III, Revision, of record in Plat Book 7900, Page 689, Register's Office for said County, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Candace Bond from Fannie Mae A/K/A Federal National Mortgage Association by Special Warranty Deed recorded in Instrument NO. 20131113-0117321, said Register's Office. Candace Bond is now known as Candace Bond Winkler.

This is property with a common address of **4606 Conway Court, Old Hickory, TN 37138**.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees.
(2) All matters appearing on the Plan of record in Plat Book 7900, Page 689, Register's Office for Davidson County, Tennessee.
(3) Declaration of Covenants, Conditions and Restrictions of record in Book 9466, Page 242, said Register's Office.
(4) Charter for Homeowners Association in Book 9468, Page 138, said Register's Office.
(5) Conveyance of Open Area to Homeowners Association of record in Book 9468, Page 147, said Register's Office.
(6) Stormwater Detention Agreement (on acreage) of record in Book 6566, Page 208, said Register's Office.
(7) Twenty foot Public Utility Drainage and Easement in Plat Book 6250, Page 384, said Register's Office.

CW

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and Interests thereto belonging to the said Grantees, Grantees' successors and assigns, in fee simple forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their heirs, representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 25th day of June, 2015.

Candace Bond Winkler FKA Candace Bond

Candace Bond Winkler FKA Candace Bond

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Candace Bond Winkler FKA Candace Bond,** with whom I am personally acquainted, or who 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 **25th** day of **June 2015.**

Notary Public
My Commission Expires:

CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

File No. 1506-119

STATE OF TENNESSEE
COUNTY OF Davidson
The actual consideration or value, whichever is greater for this transfer is $139,900.00.

Affiant

Subscribed and sworn before me this 25th day of June, 2015.

Notary Public
My Commission Expires: 4/19/2017

DEBBIE A MITCHELL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SUMNER