Davidson County DEEDWARR Recvd: 07/06/15 11:36 3 pgs Fees:18.00 Taxes:683.02 **20150706-0064907**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $184,600.00 Affiant Subscribed and sworn to before me, this 27th DAY OF May, 2015. Notary Public MY COMMISSION EXPIRES: 10.11.15 (AFFIX SEAL)

WARRANTY DEED

FSBO15-6609

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mary Payton	USAA Federal Savings Bank	
6609 Broken Bow Drive	(NAME) 10750 McDermott Freeway	
(ADDRESS) Antioch, TN 37013	(ADDRESS) San Antonio, TX 78288-0544	181-03A-032.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN L. WINKLER AND NANCY A. WINKLER, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY PAYTON, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Subdivision Plat of Section One, Indian Creek Estates, of record in Plat Book 9700, Page(s) 556 and 557, 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 John L. Winkler and Nancy A. Winkler, husband and wife by Warranty Deed from NVR, Inc., a Virginia Corporation, Trading as Fox Ridge Homes, of record in Instrument No. 20021004-0121338, Register's Office for Davidson County, Tennessee, dated September 20, 2002 and recorded on October 04, 2002.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 9700, Pages 556 and 557, Book 9700, Page 391, Book 10752, Page 553, Book 11708, Page 575, Instrument No. 20000727-0074152, Instrument No. 20030509-0062505, Instrument No. 20050118-0006063, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Book 11033, Page 509, as amended in Instrument No. 200007270074153, Book 11031, Page 79, Book 11033, Page 519, Book 6549, Page 403, Book 10729, Page 380, Instrument No. 200008020076584; Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 6609 Broken Bow Drive, Antioch, Tennessee 37013
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Witness my/our hand(s) this 27th day of May, 2015.

John L. Winkler

Nancy A. Winkler

STATE OF Tennessee
COUNTY OF Davidson

On this the 27th day of May, 2015, before me personally appeared John L. Winkler and Nancy A. Winkler, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of May, 2015.

Notary Public

My Commission Expires: 2/21/2017

(SEAL)

ROBYN DUBRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Cari Mulé, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Cassie Lovvorn, a notary public for this county and state, Cari Mulé who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:3/3/19

