RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN156230

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150063087 DEEDWARR
Recvd: 07/31/15 11:07 2 pgs
Fees: 13.00 Taxes: 647.13
20150731-0075679

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of July, 2015.

NOTARY PUBLIC

My commission expires: 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Winkler 304 Sloan Road Nashville, TN 37209	~~Same address as new owner~~ F+M Bank 50 Franklin Street Clarksville, TN 37040	103 08 0B 307.00CO

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy Four Thousand Nine Hundred and 00/100 Dollars ($174,900.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **DONALD NEFF AND ANGELA NEFF**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **MICHAEL PEYTON WINKLER**, SINGLE MAN hereinafter called the Grantee(s), his heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 307, together with the appurtenant interest in the common elements of Parklane Condominiums, Phase V, a horizontal property regime established by Master Deed, of record in Book 7896, Page 710, amended in Book 7937, Page 67, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "B" to the aforementioned Master Deed.

BEING the same property conveyed to Donald Neff and wife, Angela Neff, by Deed dated October 21, 2005 and recorded October 28, 2005, of record in Instrument No. 20051028-0130700, in the Office of the Register of Deeds of Davidson County, Tennessee.

The address of the herein described property is believed to be 307 Sloan Road, Nashville, TN 37209, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

DN

DN

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), his heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2015 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), his heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of July, 2015.

DONALD NEFF

ANGELA NEFF

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Pinellas

Personally appeared before me, a Notary Public, Donald Neff and Angela Neff, with whom I am personally acquainted (or 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 seal, this the 24th day of July, 2015.

JANET KOTULICK
Notary Public - State of Florida
My Comm. Expires Apr 26, 2017
Commission # EE 870927
Bonded Through National Notary Assn.

Notary Public

Janet Kotulick
Printed Notary Name

My commission expires: 4-26-17