WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160052938 DEEDWARR
Recvd: 06/22/16 09:15 2 pgs
Fees:13.00 Taxes:995.30
20160622-0063362

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $269,000.00.

Affiant

Subscribed and sworn to me on June 17, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 9-11-2017

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #29442SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Elizabeth T. Hubert 2669 Avery Park Drive Nashville, TN 37211	New owner	173-09-0A-826.00 CO

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Paul Winegar and Courtney Winegar, husband and wife, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Elizabeth Hubert, single woman, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Tennessee, to which County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 780, on the Plan of the Revision to Lots 618 through 624, Lenox Village, Phase Eight, as of record in Instrument No. 200711060130836, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to PAUL WINEGAR AND COURTNEY WINEGAR, HUSBAND AND WIFE, by deed from CORRINE SWINGER, of record in Instrument No. 20130805-0081234, dated July 31, 2013, said Register's Office.

The conveyance of the above-described parcel of land is subject to the following:

1. 2016 Davidson County taxes which have been paid by the Grantor and prorated by the parties OR which have been prorated by the parties and assumed by the Grantee(s).
2. Matters shown on the Plan of record as Instrument No. 20071106-0130836, said Register's Office.
3. Master Deed Restrictions of record in Instrument No. 20020315-0032825 and made applicable to the subject property by Instrument No. 20021226-0158459 and Instrument No. 20060321-0032382, said Register's Office.
4. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record as Instrument No.

20020315-0032826 as made applicable by Instrument No. 20021226-0158458 and Instrument No. 20060321-0032383, said Register's Office.

5. Easements for sanitary sewer, storm drainage and water main with appurtenances of record in Instrument No. 20010918-0100850 and Instrument No. 20010918-0100852, said Register's Office.
6. Storm Water Detention Agreement of record as Instrument No. 20051213-0149579, said Register's Office.
7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument No. 20010918-0100849 and Instrument No. 20010918-0100851, said Register's Office.

This property is also known as improved property located at 2669 Avery Park Drive, Nashville, TN 37211.

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 GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 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 17 day of June, 2016.

Paul Winegar

Courtney Winegar

STATE OF TENNESSEE, COUNTY OF WILLIAMSON

On June 17, 2016, before me personally appeared Paul Winegar and wife, Courtney Winegar to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that (s)he executed the same as his/her free act and deed.

Witness my hand and official seal on June 17, 2016.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires 8-11-2017