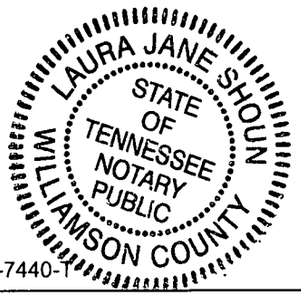
WARRANTY DEED



G-BR-16-7440-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF JULY, 2016.

Notary Public

MY COMMISSION EXPIRES: 12/14/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Valerie Winkler	New Owner	
(NAME) **7440 Stecoah Street**	(NAME)	**181-03-0A-278.00-CO**
(ADDRESS) **Antioch, TN 37013-4590**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DENISE A. MCLEOD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **VALERIE WINKLER, A SINGLE PERSON,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 14 on the Plan of Section One of Phase One Addition to Indian Creek RS-10 Subdivision - Cluster Lot Option of record in Plat at Instrument No. 20060330-0035946, 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 Denise A. McLeod, unmarried by Warranty deed from Lifestyle Home Builders, Inc., a Tennessee Corporation of record in Instrument No. 20060919-0116102 Register's Office for Davidson County, Tennessee, dated September 18, 2006 and recorded on September 19, 2006.

This conveyance is subject to:

- Taxes for the year 2016 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat at Instrument No. 20060330-0035946, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 10752, Page 553, and Instrument No. 20000727-0074152, and Instrument No. 200605230060562, in the Register's Office for Davidson County, Tennessee
- By-Laws of record in Book 11033, Page 509, and Instrument No. 20000727-0074153, in the Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 11031, Page 79, in the Register's Office for Davidson County, Tennessee.
- Common Area Conveyed to HOA of record in Instrument Number 20130516-0049304, in the Register's Office for Davidson County, Tennessee.
- Stormwater Detention Agreement of record in Instrument Number 20041025-0128024, in the Register's Office for Davidson County, Tennessee.
- Easements for Sanitary Sewers/Storm Drainage of record in Book 10881, Page 954, and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7440 Stecoah Street , Antioch, Tennessee 37013-4590**.

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.

BILL GARRETT, Davidson County
Trans:T20160065899 DEEDWARR
Recvd: 08/01/16 12:55 2 pgs
Fees:13.00 Taxes:943.50
20160801-0079060

Witness my/our hand(s) this the 27th DAY OF JULY, 2016.

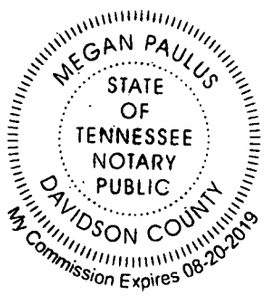
Denise A. McLeod

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DENISE A. MCLEOD, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 27th of July, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212