WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160107839 DEEDWARR
Recvd: 12/08/16 08:47 2 pgs
Fees: 13.00 Taxes: 2090.50
20161208-0128775

P-EW-16-4203-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $565,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 2016.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2020

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)
John T. Bellatti and Stephanie B. Bellatti	**Highlands Residential Mortgage, LTD.**	
(NAME)	(NAME)	**131-02-3A-002.00-CO**
29298 Bolton Ct.	**12001 N. Central Expressway, Suite 750**	
(ADDRESS)	(ADDRESS)	
Evergreen, CO 80439	**Dallas, TX 75243**	
(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, **WILLARD E. WINKENHOFER AND DARLENE WINKENHOFER, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN T. BELLATTI AND WIFE, STEPHANIE B. BELLATTI,** 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. 2, as shown on the Plat Stammer Parke recorded in Instrument No. 20140226-0016530, Register's Office for Davidson County, Tennessee and in Exhibit B of the Amended and Restated Master Deed establishing a Private Element Horizontal Property Regime of Stammer Parke recorded in Instrument Number 20140225-0016083, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Willard E. Winkenhofer, married by Warranty deed from Richard Belmont Powell and wife Anna Wilson of record in Instrument No. 20150319-0023659 Register's Office for Davidson County, Tennessee, dated March 13, 2015 and recorded on March 19, 2015. Further, being the same property conveyed to and wife, Darlene Winkenhofer by Quitclaim deed from Willard E. Winkenhofer, a married man of record in Instrument No. 20160216-0014615 Register's Office for Davidson County, Tennessee, dated February 16, 2016 and recorded on February 16, 2016.

This conveyance is subject to:
- All matters shown on Plan of record in Plat Book 1424, Page 23;
- All matters shown on Plan of record in Instrument No. 20140226-0016530;
- Master Deed of record in Instrument No. 20071018-0123611, as amended in Instrument Nos. 20110808-0060835 and 20140225-0016083;
- Reciprocal Deed of record in Instrument No. 20140227-0016998;
- Stormwater easement of record in Instrument No. 20070302-0025677, Register's Office for Davidson County, Tennessee; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4203 Stammer Place , Nashville, Tennessee 37215**.

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 the 5th DAY OF DECEMBER, 2016.

Willard E. Winkenhofer

Darlene Winkenhofer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLARD E. WINKENHOFER AND DARLENE WINKENHOFER, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 5th of December, 2016.

Notary Public
My Commission Expires: 8/20/2019
(SEAL)



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