WARRANTY DEED

THOMAS VORHOLT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

R-VRES-16-0929-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $853,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF JANUARY, 2017.

Notary Public

MY COMMISSION EXPIRES: 8.4.20
(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)
Elizabeth Randall Winkle and Peter C. Winkle	New Owner	
(NAME)	(NAME)	**105-09-0-392.00**
929 Acklen Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(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, **KATHLEEN BLAIR WILLOUGHBY, TRUSTEE OF THE KATHLEEN BLAIR WILLOUGHBY REVOCABLE TRUST UAD 08/08/2006, AMENDED AND RESTATED 02/09/2009, AND AGAIN ON 07/02/2014, AND AGAIN ON 10/28/2016,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ELIZABETH RANDALL WINKLE AND PETER C. WINKLE, WIFE AND HUSBAND,** 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 the Westerly 50 feet of the Easterly 100 feet of Lot No. 41 on the Plan of Waverly Land Company's Plan of Lots, called Waverly Place, of record in Plat Book 57, Page 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of Lot No. 41 fronts 50 feet on the Southerly side of Acklen Avenue (formerly Prospect Avenue), and runs back between parallel lines 200 feet, more or less, to an alley.

Being the same property conveyed to Kathleen Blair Leverone, Trustee of the Amended and Restated Kathleen Blair Leverone Revocable Trust dated February 9, 2009 by Warranty deed from Rossi B. Turner, a married man of record in Instrument No. 20090520-0046536 Register's Office for Davidson County, Tennessee, dated May 13, 2009 and recorded on May 20, 2009.

Further being the same property conveyed to grantor herein by Quitclaim Deed of even date, recorded in Inst. No. 20170111-0003080, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2017 and subsequent.
- All matters shown on the Plan of record in Plat Book 57, Page 95, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants for Accessory Apartment of record in Instrument Number 20080812-0082772, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant for Detached Structure of record in Instrument Number 20100325-0022348, 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: **929 Acklen Avenue, Nashville, Tennessee 37203**.

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: T20170002762 DEEDWARR
Recvd: 01/11/17 09:53 2 pgs
Fees: 13.00 Taxes: 3156.10
20170111-0003081

Witness my/our hand(s) this the 6th DAY OF JANUARY, 2017.

The Kathleen Blair Willoughby Revocable Trust UAD 08/08/2006, Amended and Restated 02/09/2009, and again on 07/02/2014, and again on 10/28/2016

BY: Kathleen Blair Willoughby TR
Kathleen Blair Willoughby
Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATHLEEN BLAIR WILLOUGHBY, TRUSTEE of THE KATHLEEN BLAIR WILLOUGHBY REVOCABLE TRUST U/A/D AUGUST 8, 2006, AS AMENDED AND RESTATED OF FEBRUARY 9, 2009 AND AGAIN ON JULY 3, 2014, AND AGAIN ON OCTOBER 28, 2016, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 6th of January, 2017.

C. Loy Carney

Notary Public
My Commission Expires:
(SEAL)

LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 6, 2020

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