WARRANTY DEED

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

Davidson County DEEDWARR
Recvd: 03/14/05 10:39 2 pgs
Fees:13.00 Taxes:1054.50

20050314-0027653

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $285,000.00

Kristena Martinez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2005.

Notary Public

MY COMMISSION EXPIRES: 11-22-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Needham	Churchill Mortgage Corporation	171-4-A-50CO
(NAME)	(NAME)	
5561 Nevil Pointe	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **DEAN REALTY COMPANY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DANIEL NEEDHAM AND KARI NEEDHAM, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILLIAMSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in the City of Brentwood, Davidson County, Tennessee, being Lot No. 49 on the Plan of Brownstone, Section Two, First Revision, of record in book 9700, page 943, in the Register's Office for Davidson County, Tennessee, to which plan reference is made for a complete description.

This conveyance is subject to:
Restrictive Covenants of Record in Book 10658, page 952; Book 11276, page 618; Instrument No. 20010118-0005696 and Instrument No. 20020722-0087710
Charter of the Homeowner's Association of Record in Book 10659, page 15
The Plan of Record in Book 9700, page 943
Property Taxes for the current year

Being the same property conveyed to Dean Realty Company by deed from Stephanie Cunningham Richardson and husband, David L. Richardson of record in Instrument No. 20041105-0133952 Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as **5561 Nevil Pointe, Brentwood, TN 37027**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 we do covenant with the said GRANTEES 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 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 hand this 10th day of March, 2005.

Dean Realty

By: Andrew M Bodary
Andrew Bodary, designated agent

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared ANDREW BODARY, with whom I am personally acquainted and who upon his oath acknowledged himself to be the designated agent for Dean Realty Company, the within named bargainor, and that he as such designated agent, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as its designated agent.

Witness my hand and official seal at Nashville, Tennessee this 10th day of March, 2005.

Commission expires:

DENISE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY TENN

NOTARY PUBLIC
AT LARGE
Denise White
My Commission Expires
July 19, 2008
STATE OF TENNESSEE

Denise White — Notary Public