WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/02/06 10:32 2 pgs
Fees:13.00 Taxes:547.60
20060502-0050251

ANDREW H. MALONEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$148,000.00.**

Judy Taylor
Affiant

Subscribed and sworn to before me this 28th day of April, 2006

Notary Public
My Commission expires: 8/30/06
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Judy Taylor	Churchill Mortgage Corporation	0151-10-0-311.00CO
1220 Hartfield Court	761 Old Hickory Boulevard, Suite 400	
Antioch, TN 37013	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Marie Pelletier, an unmarried person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Judy Taylor and Robert Taylor, wife and husband**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 236 on the plan of Villages of Long hunter, Phase 3, of record in Instrument Number 20030707-0093205, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Marie Pelletier, an unmarried person, by deed from Daniel Walz and wife, April Walz, on November 7, 2005, of record in Instrument Number 20051118-0139920, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Taxes and assessments for the year 2006 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 151-10-0-311.00CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 20030707-0093205, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Number 20010531-0056382, and Instrument Number 20031111-0164945, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 2001053-10056381, Register's Office for Davidson County, Tennessee.
- Storm Water Detention Agreement of record in Instrument Number 20020718-0086411, Register's Office for Davidson County, Tennessee.
- Easements of record in Book 8197, page 288; and Book 9661, page 919; and Book 2338, page 466; and Instrument Number 20000906-0088272; and Instrument Number 20000906-0088271; and Instrument Number 20001030-0107415, Register's Office for Davidson County, Tennessee.
- All Matters of record in Book 4446, page 423; and Book 4535, page 351, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Instrument Number 20041022-0127537, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1220 Hartfield Court, Antioch, TN 37013**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this April 28, 2006.

Marie Pelletier

Marie Pelletier

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Marie Pelletier,** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this April 28, 2006

My commission expires 8/2/06

Notary Public

ANDREW H. MALONEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY