WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/05/06 09:48 2 pg:
Fees:13.00 Taxes:466.20

20060605-0065746

W. AARON FORTNER NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

STATE OF TN
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $126,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 1ST DAY OF JUNE 2006.

Notary Public

MY COMMISSION EXPIRES: 7/17/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, Inc., 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tamasine C. Singer	Churchill Mortgage Corp.	62-02-A-188
(NAME)	(NAME)	
2916 Delta Queen Drive	761 Old Hickory Blvd. Ste401	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, Bonita M. Gaier, individually and as executrix of The Estate of Carol Ann Busse Deceased, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Tamasine Singer, married, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 188 on the Plan of River Trace Estates, Phase 1, Section II, of record in Plat Book 6250, Page 995, amended in Plat Book 6900, Pages 158 and 159, corrected by Surveyor's Certificate of Correction of record in Plat Book 7678, Page 67, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property as conveyed to Carol A. Busse, unmarried by deed of record in instrument # 20010703-0070403, said Register's Office for said County. Carol A. Busse died testate leaving this property to her sister Bonita M. Gaier reference Probate # 06P-731 Davidson County probate court.

unimproved ☐

This is improved ☒ property, known as 2916 Delta Queen Drive, Nashville, TN 37214

(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.

Bonita M. Gaier, Executrix
Bonita M. Gaier as executrix of The Estate of Carol Ann Busse

Bonita M. Gaier
Bonita M. Gaier, individual

STATE OF TN

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bonita M. Gaier,individual and Bonita M. Gaier, Executrix with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee this 1st day of June, 2010.

Commission expires:

Victor Hassell Jr. Notary Public My Comm. Exp. 03/20/2010 State of TENNESSEE Davidson County

Notary Public