Space reserved for recording information:

Davidson County DEEDWARR
Recvd: 07/12/06 13:46 1 pgs
Fees:13.00 Taxes:883.93

20060712-0083897

WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $238,900.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 10th DAY OF JULY, 2006.

Notary Public

My Commission Expires: 6/29/2010

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

Preparer's File #-06F0326

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Amanda Garner	Churchill Mortgage Corporation	181-10-A-143 CO
6816 Scarlet Ridge Drive	761 Old Hickory Blvd., Suite 401	
Brentwood, Tennessee 37027	Brentwood, TN 37027	

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, I/we, PHILLIP S. DENNY AND WIFE, JENNIFER DENNY, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto ~~AMANDA GARNER~~ AND HUSBAND, TRAVIS GARNER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit: ***Amanda Garner

Being Lot No. 303 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Instrument No. 200310290159380, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to Corinthian Custom Homes, Inc. by Warranty Deed from Autumn Oaks, LLC of record in Book 11387, page 173, dated 11/3/2003, Register's Office for Davidson County, Tennessee; further Being the same property conveyed to Phillip S. Denny and wife, Jennifer Denny by Warranty Deed from Corinthian Custom Homes, Inc. of record in Instrument No. 200411030132274. dated 10/28/204, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **6816 Scarlet Ridge Drive, Brentwood, Tennessee 37027**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 **10th** day of **July**, **2006**:

Phillip S. Denny

Jennifer Denny

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named PHILLIP S. DENNY AND JENNIFER DENNY, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, TN, this 10th day of July, 2006.

Notary Public

My Commission Expires: 6/29/2010

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