WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/21/06 10:37 2 pgs
Fees:13.00 Taxes:754.80
20060821-0102704

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$204,000.00.**

Daphne M. Davis
Affiant

Subscribed and sworn to before me this 18 day of August, 2006

Notary Public
My Commission expires: 8-22-07
(Affix Seal)

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
Mikhail Brown	Churchill Mortgage Corporation	091-14-0-B-001.00CO
230 Orlando Avenue	761 Old Hickory Boulevard, Suite 400	
Nashville, TN 37209	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, **Bruce Hardin and wife, Shannon Hardin**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Mikhail Brown**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 1 on the Final Subdivision Plat, First Revision, Patina, of record in Instrument Number 20040704-0080650, 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 Bruce hardin and wife, Shannon Hardin, by deed from Shamrock Holdings, Inc. A Tennessee Corporation, on May 4, 2005, of record in Instrument Number 20050505-0050358, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20040707-0080650, Register's Office For Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Davidson, Instrument Number 20030930-0144301, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Instrument Number 20030820-0120431, Register's Office for Davidson County, Tennessee.
- All matters as shown in Book 332, page 113, Register's Office for Davidson County, Tennessee.

This is improved property known as: **230 Orlando Avenue, Nashville, TN 37209**

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 August 18, 2006.

Bruce Hardin

Shannon Hardin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Bruce Hardin and wife, Shannon Hardin** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 18, 2006

My commission expires 9-22-07

Notary Public

