WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/05/06 15:19 2 pgs
Fees:13.00 Taxes:666.00

20061005-0124087

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF OCTOBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
Advantage Title & Escrow, 109 Kenner Avenue, Nashville, TN 37205

File no. 2542

Box 18b

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin Bishop	Churchill Mortgage Corporation	126-15B-203
(NAME)	(NAME)	
7344 Middlebrook Circle	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	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, Jon M. Tate and Amy L. Tate, husband and wife, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kevin Bishop and Emily Bishop, husband and wife, 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. 98 on the Plan of Section Two, Lexington Point Subdivision of record in Instrument No. 20010515-0049954 and correction in Instrument No. 20011214-0138239, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jon M. Tate and Amy L. Tate, husband and wife, by Warranty Deed dated April 19, 2002, from Beazer Homes Corp., as of record in Instrument Number 20020424-0050437, Register's Office for Davidson County, Tennessee.

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

unimproved ☐

This is improved ☒ property, known as 7344 Middlebrook Circle, Nashville, TN 37221

(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 our hands this 2nd day of October, 2006.

Jon M. Tate

Amy L. Tate

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jon M. Tate and Amy L. Tate, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of October, 2006.

Commission expires: 11/14/09

Notary Public

