File No. 280601251

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/05/08 15:19 2 pgs
Fees:13.00 Taxes:547.23

20080805-0080798

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 22, 2009.~~ 8-3-10
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney
Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Kevin A. Wellen	Churchill Mortgage Corp.	Map 044-15-0
(NAME)	(NAME)	Parcel 210.00
907 Jones Street	761 Old Hickory Blvd. Ste 401	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Susan Peck and husband, William Peck,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Kevin A. Wellen,** hereinafter called the grantee, his 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. 219 on the Plan of Section A, Village of Old Hickory, as shown on plat of record in Plat Book 1424, Page 68, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said Lot.

Being the same property conveyed to Susan E. Watson by Warranty deed from Demetrius George, unmarried of record in Instrument 20040825-0102795 and corrected in Instrument 20051116-0138477 on 08/20/2004 and filed for record on 08/25/2004, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Susan Peck and husband, William Peck by Quitclaim Deed dated August 29, 2007, filed of record on August 31, 2007, from Susan E. Watson, of record by Instrument No. 20070831-0104708 in the Register's Office for Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Subject to all matters as set forth per Plat Book 1424, Page 68, Register's Office of Davidson County, Tennessee; Charter of Homeowner's Association as shown of record in Book 8290, Page 865; all in the Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 907 Jones Street, Old Hickory, TN 37138
(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, his 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, his 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 31st day of July, 2008.

Susan Peck

William Peck

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan Peck and William Peck 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 at office this 31st day of July, 2008.

Commission expires: June 22, 2009

Linda V Jones Notary Public

LINDA V. JONES STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

(seal)

File Number: 280601251

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122