RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 9045 CAROTHERS PARKWAY, SUITE 202, FRANKLIN, TN 37067
BOX 19-A

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/20/08 13:10 2 pgs
Fees:13.00 Taxes:869.50
20080820-0085603

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,000.00.

Affiant

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

Notary Public

COMMISSION EXPIRES: 8-3-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AMY FREDRICKSON COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 9045 Carothers Parkway, Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry B. Agee and Julia Agee	Churchill Mtg. Corp.	
(NAME)	(NAME)	
1940 Graceland Dr.	761 Old Hickory Blvd. Ste 401	MAP 007-14
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	PARCEL 12.00
(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, **MIDDLE TENNESSEE HOLDINGS, LLC**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **JERRY B. AGEE AND WIFE, JULIA AGEE**, 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:

Being land in Davidson County, Davidson County, Tennessee, being Lot No. 89 on the Plan of Grizzard Manor, Section IV, of record in Book 4675, Page 156 and amended in Book 6292, Page 310, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said Lot.

Being the same property conveyed to Middle Tennessee Holdings, LLC, by Trustee's Deed from Aaron Sqyres, Successor Trustee and Matthew Smith, Co-Trustee, dated January 9, 2008, filed for record on January 15, 2008, of record in Instrument Number 200801150004419, said Register's Office.

This conveyance is subject to (a) 2008 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1940 Graceland Drive, Goodlettsville, TN 37072

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 31st day of July, 2008.

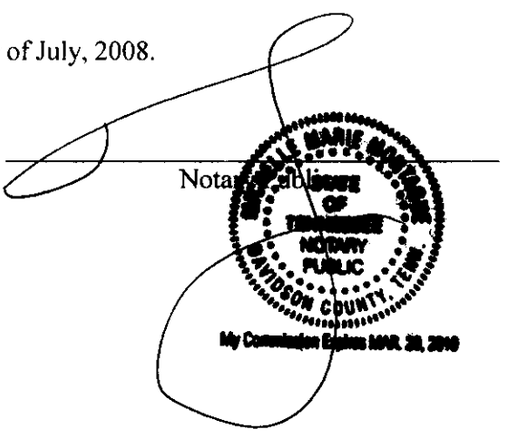
Middle Tennessee Holdings, LLC

By: Dave Jenner, Member

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dave Jenner, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Member, and is authorized to execute the instrument on behalf of Middle Tennessee Holdings, LLC, the within named bargainor, and that he as such Member, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Member.

Witness my hand and seal this 31st day of July, 2008.



Notary Public

My Commission Expires: _____