File No. 280800991

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $324,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF AUGUST, 2008.

Notary Public

MY COMMISSION EXPIRES: 6/29/2010
(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven McCharen	CHURCHILL MORTGAGE CORP.	part of 009-00-0-095.00
(NAME) 7614 Wilkinson Road	(NAME) 761 OLD HICKORY BLVD.,#400	New MAP 15-294
(ADDRESS) Joelton, TN 37080	(ADDRESS) 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 grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James L. Gilbert and wife, Judith B. Gilbert,** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **Steven McCharen and wife, Elizabeth D McCharen,** 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:

SEE ATTACHED EXHIBIT A

This conveyance is made subject to the following: Easement of record in Instrument 20071109-0132327, 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 7614 Wilkinson Rd., Joelton, TN 37080
(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 my/our hands this 29th day of August, 2008.

James L. Gilbert

Judith B. Gilbert

Davidson County DEEDWARR
Recvd: 09/03/08 15:52 3 pgs
Fees:18.00 Taxes:1202.13

20080903-0090438

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 James L. Gilbert and Judith B. Gilbert the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of August, 2008.

Commission expires:

D. Annette Maples

Notary Public



My Commission Expires DEC. 1, 2010

File Number: 280800991

RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 102
Hendersonville, TN 37075

EXHIBIT A

TRACT NO. 3:
Land in the 1st Councilmanic District of Davidson County, Tennessee, more particularly described as follows, to-wit:

Beginning at an iron pin (new), in the Easterly margin of Wilkinson Road, the Southwest corner of a tract of land which belongs to Joel H. McClanahan, having a deed reference in Deed Book 5650, Page 788, Register's Office for Davidson County, Tennessee, the Northwest corner of this tract, and continuing, as follows: N 70 deg. 29 min. 55 sec. E, 513.38 feet to an iron pin (new), the Southeast corner of said tract of land which belongs to Joel H. McClanahan; thence, with a new line, as follows: S 19 deg. 55 min. 39 sec. E, crossing a drain, and continuing in all 653.42 feet to an iron pin (new); thence, S 27 deg. 51 min. 29 sec. W, 11.86 feet to an iron pin (new); thence, S 50 deg. 57 min 51 sec. W, 82.32 feet to an iron pin (new); thence, S 76 deg. 18 min. 39 sec. W, 108.91 feet to an iron pin (new); thence, N 80 deg. 18 min. 40 sec. W, 20.05 feet to an iron pin (new); thence, N 61 deg. 25 min. 53 sec. W, 24.36 feet to an iron pin (new); thence, N 45 deg. 59 min. 00 sec. W, 59.23 feet to an iron pin (new); thence, N 32 deg. 26 min. 11 sec. W, 66.50 feet to an iron pin (new); thence, N 54 deg. 18 min. 21 sec. W, 64.24 feet to an iron pin (new), in the Easterly margin of Wilkinson Road; thence, with the Easterly margin of Wilkinson Road, as follows: N 06 deg. 03 min. 57 sec. W, 110.95 feet to an iron pin (new); thence, with a curve to the left, having a radius of 172.98 feet, an arc distance of 178.51 feet, and a chord bearing of N 35 deg. 37 min 45sec. W, 170.69 feet to an iron pin (new); thence, N 65 deg. 11 min. 34 sec. W, 191.31 feet to an iron pin (new); thence, with a curve to the right, having a radius of 265.00 feet, an arc distance of 91.61 feet, and a chord bearing of N 55 deg. 17 min. 23 sec. W, 91.15 feet, to the point of beginning, containing 5.01 acres, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a, Steven E. Artz & Associates, Inc., 514 South Brown Street, Suite 600, Springfield, TN 37172, dated December 19, 2007.

BEING the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Quit Claim Deed from James L. Gilbert and wife, Judith B. Gilbert of record In Instrument 20080122-0006458 on January 18, 2008 and filed for record on January 22, 2008, Register's Office for Davidson County, Tennessee.

ALSO BEING PART of the same property conveyed to James L. Gilbert and wife, Judith B. Gilbert by Warranty Deed from William K. Jones Jr. and wife, Alanda Sue Jones of record in Instrument 20071109-0132327 on November 7, 2007 and filed for record on November 9, 2007, Register's Office for Davidson County, Tennessee.

ALSO BEING PART of the same property conveyed to James L. Gilbert and wife Judith B. Gilbert by Warranty Deed from William K. Jones Jr. and wife, Alanda Sue Jones of record in Instrument 20071109-0132326 on November 7, 2007 and filed for record on November 9, 2007, Register's Office for Davidson County, Tennessee.

FOR FURTHER REFERENCE TO TITLE, see Warranty Deed conveyed to William K. Jones Jr. and wife, Alanda Sue Jones from William K. Jones and wife, Bonnie Jones of record in Book 4993, Page 757 on January 30, 1976 and filed for record on February 3, 1976, Register's Office for Davidson County, Tennessee.

ALSO, Warranty Deed conveyed to William K. Jones Jr. and wife, Alanda S. Jones from Carson C. Driver Jr. and wife, Doris B. Driver, Jack Daryle Driver and wife, Carolyn M. Driver, Cella Driver Ellis and husband Curtis Ellis, Kenneth Driver, Trustee of record in Book 5410, Page 481 on September 22, 1978 and filed for record on March 27, 1979, Register's Office for Davidson County, Tennessee.

ALSO, Quit Claim Deed conveyed to William K. Jones Jr. and wife, Alanda Sue Jones from William K. Jones and wife, Bonnie S. Jones of record in Instrument 20041117-0138083 on November 16, 2004 and filed for record on November 17, 2004, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: Easement of record in Instrument 20071109-0132327, Register's Office for Davidson County, Tennessee.