WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/17/08 15:07 2 pgs
Fees:13.00 Taxes:684.50

20081017-0104736

P-08-2725

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

Subscribed and sworn to before me, this 9th DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 5/8/2012 (AFFIX SEAL)

ROBYN DEBRAH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Prestige Title, LLC
1600 Westgate Circle, Ste. 200
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lainie A. Sommerville	Churchill Mortgage	
2725 Dracut Lane (ADDRESS)	(NAME) 761 Old Hickory Blvd, Suite 400 (ADDRESS)	173-09-0A-692.00 CO
Nashville, Tennessee 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we JENNIFER E. DUNPHY, A SINGLE PERSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto LAINIE A. SOMMERVILLE, UNMARRIED, hereinafter called the Grantees, their heirs and assigns, that 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. 737 on the Plan of Section One, Phase 8, Lenox Village of record in Instrument No. 20060824-0104608, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lenox Village I, LLC, a Tennessee limited liability company by Warranty Deed from Lenox Village II, LLC a Tennessee liability company of record in Instrument No. 20060310-0028270, in the Register's Office for Davidson County, Tennessee, dated March 7, 2006.

Same property was further conveyed to Regent Homes, LLC a Tennessee limited liability company by Warranty Deed from Lenox Village I, LLC a Tennessee limited liabilty company, of record in Instrument No. 20070521-0060578, in the Register's Office for Davidson County, Tennessee, dated May 15, 2007.

Being the same property further conveyed to Jennifer E. Dunphy, a single person by Warranty Deed from Regent Homes, LLC, a Tennessee Limited Liability Company of record in Instrument No. 20070702-0078801, in the Register's Office for Davidson County, Tennessee, dated June 30, 2007.

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

unimproved ( )
This is improved (X) property, known as 2725 Dracut Lane, Nashville, Tennessee 37211
(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 hand(s) this 9th day of October, 2008.

Jennifer E. Dunphy

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 Jennifer E. Dunphy, a single person the bargainor(s) with whom I am personally aquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within named instrument for the purposes therein contained.

Witness my hand and official seal, this the 9 day of October, 2008.

Notary Public

My Commission Expires: 5/8/2012

(SEAL)

SANDY MEYER
NOTARY
PUBLIC
AT
LARGE
DAVIDSON COUNTY, TN

RETURN TO:

PRESTIGE TITLE, LLC
1600 Westgate Circle, Ste. 200
BRENTWOOD, TN 37027
615-515-6800