File No. 290401512

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090037464 DEEDWARR
Recvd: 06/05/09 08:40 3 pgs
Fees:18.00 Taxes:462.50
20090605-0052124

STATE OF CALIFORNIA
COUNTY OF
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Stephanie Renee Scruggs
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF ~~JUNE~~ May 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

APRIL APODACA
Commission # 1835112
Notary Public - California
Los Angeles County
My Comm. Expires Feb 5, 2013

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Timothy Marshall	Churchill Mortgage	
(NAME) 4820 Smokey Drive	(NAME) 761 Old Hickory Blvd.#400	MAP/PARCEL 06505002800
(ADDRESS) Old Hickory, TN 37138	(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 grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Stephanie Renee Scruggs, as Successor Trustee of the Ernest Pippin Trust dated 9/29/00**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Timothy Marshall and wife, Dorothy Marshall,** hereinafter called the grantee(s), heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 443, on the Plan of SECTION FOUR, SHERWOOD FOREST, as shown by plat of record in Plat Book 4460, Pages 182 & 183, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Ernest Carson Pippin Trustee(s), respectively, and their successors in trust for the benefit of Ernest C. Pippin, tenants in common under the terms of The Ernest Pippin Trust, by QuitClaim Deed dated August 14, 2000, from Ernest C. Pippin and filed for record on October 25, 2000, in Instrument No. 20001025-0105624, Register's Office for said County.

Restrictive Covenants of record in Book 4704, Page 448, Register's Office of said County.

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

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 4820 Smokey Drive, 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 GRANTEE(S), heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 hand this 1st day of June, 2009.

Stephanie Renee Scruggs Trustee

Stephanie Renee Scruggs, as Successor Trustee of the
Ernest Pippin Trust dated 9/26/00

STATE OF CALIFORNIA

COUNTY OF _____

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Stephanie Renee Scruggs, as Successor Trustee of the Ernest Pippin Trust dated 9/29/00, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, California, this ____ day of May, 2009.

My Commission Expires:

_____
Notary Public

File Number: 290401512

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ACKNOWLEDGMENT

State of California
County of Los Angeles)

On May 28, 2009 before me, April Apodaca, notary public
(insert name and title of the officer)

personally appeared Stephanie Renee Scruggs,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is/are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(ies), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature April Apodaca (Seal)

Capacities Claimed by Signer Stephanie Renee Scruggs, Trustee