WARRANTY DEED

WHITSITT-H09058

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Lindsay Lopez
Affiant

Subscribed and sworn to before me, this 11th DAY OF June, 2009.

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:
Property Title Services, LLC
131 Indian Lake Road, Suite 208
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer M. Whitsitt, unmarrried	Churchill Mortgage Corp.	075.12-0C-059.00
(NAME)	(NAME)	
753 Tulip Groves Road, Unit 1203	761 Old Hickory Blvd.	
(ADDRESS)	(ADDRESS) Ste. 400	
Hermitage, Tennessee 37076	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 consideration, the receipt of which is hereby acknowledged, I/we, TIFFANY A. CANNON, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto JENNIFER M. WHITSITT, UNMARRRIED, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to-wit:

BEING UNIT 1203, Parcel 59 on the BROOKSIDE PARK, Townhomes, Phase Two, a Horizontal Property Regime with private elements of record in Instrument No. 200010100100359, 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 Tiffany A. Cannon, unmarried by Deed from Derek B. Powell and wife, Samalynn Powell of record in Instrument # 20050301-0022331 recorded March 1, 2005, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 753 Tulip Groves Road, Unit 1203, Hermitage, Tennessee 37076
(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 11th day of June, 2009.

X _____
Tiffany A. Cannon

STATE OF Tennessee

COUNTY OF ~~Davidson~~ Sumner

Personally appeared before me, Rhonda M Schneider, a Notary Public in and for said County and State, the within named Tiffany A. Cannon , unmarried , the bargainor(s), 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 Hermitage, Tennessee, this 11th day of June, 2009.

My Commission Expires:

Notary Public

RHONDA M. SCHNEIDER
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.

My Commission Expires:
Aug. 22, 2011

BILL GARRETT, Davidson County
Trans:T20090039555 DEEDWARR
Recvd: 06/15/09 11:06 1 pgs
Fees:13.00 Taxes:514.30

20090615-0055249