File No. 290500715

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042883 DEEDWARR
Recvd: 06/26/09 12:19 2 pgs
Fees:13.00 Taxes:495.80
20090626-0059607

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

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$134,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF JUNE, 2009.

Notary Public

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

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
Christopher Graham	Churchill Mortgage Corporation	75-5-12.00
(NAME)	(NAME)	
313 Bonnavue St.	761 Old Hickory Blvd., #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 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 considerations, the receipt of which is hereby acknowledged, I, **Marie K. Parchman, a widow**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Christopher Graham and wife, Angela Graham**, hereinafter called the grantee(s), Their heirs and assigns, a 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. 710 on the Plan of Section Seven, Hermitage Hills, of record in Plat Book 3300, Page 62 and 63, Register's Office for 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 Hugh Clay Parchman, Jr. and wife, Marie K. Parchman by Warranty Deed dated September 21, 1966, filed September 27, 1966, from Johnson Homes, Inc., of record in Book 4062, Page 399, Register's Office for Davidson County, Tennessee. The said Hugh Clay Parchman, Jr. having since died on 10/31/05.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 3300, Page 62 and 63, Register's Office of said County; (3) Restrictive Covenants of record in Deed Book 3399, Page 446 and Book 3404, Page 165, Register's Office of said County.

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 313 Bonnavue Drive, Hermitage, TN 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 GRANTEE(S), Their 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), 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 17th day of June, 2009.

Marie K. Parchman

Marie K. Parchman

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Marie K. Parchman 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 17th day of June, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public



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RETURN TO:

Stewart Title of Tennessee, Inc.
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075