WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090046749 DEEDWARR
Recvd: 07/13/09 10:54 2 pgs
Fees:13.00 Taxes:369.63
20090713-0065039

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th day of June, 2009.

Notary Public

MY COMMISSION EXPIRES: ~~April 23, 2013~~. 06/29/2010

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC AARON FORTNER COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 135 Indian Lake Drive, Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven Anweiler	Churchill Mortgage Corporation	
(NAME)	(NAME)	
236 Coleridge Court	761 Old Hickory Blvd., Suite 401	16202026200
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20090975

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **we, Teresa Bamford and Robin Wheeler**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Steven Anweiler**, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 22 on the Plan of Colemont Heights, Section 2, of record in Book 4300, page 133, said Register's Office, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Bryan Patterson and wife, Elizabeth Patterson by Warranty Deed from James Southerland and wife, Miriam Southerland, dated June 24, 2005 and filed of record in Instrument 20050629-0075044, Register's Office for Davidson County, Tennessee. The said Elizabeth Patterson conveyed her interest in said land to Bryan Patterson by Quitclaim Deed dated October 13, 2008 and filed of record in Instrument 20090127-0007071, Register's Office for said County. Appointment of Deutsche Bank National Trust Company, as Substitute Trustee dated March 4, 2009 and filed of record in Instrument 20090319-0024744, Register's Office for said County.

BEING all of the same property conveyed to Teresa Bamford and Robin Wheeler by Substitute Trustee's Deed from Deutsche Bank National Trust Company, as Substitute Trustee, dated April 9, 2009 and filed of record in Instrument 20090527-0048400, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 4551, page 402, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 236 Coleridge Court, Antioch, TN 37013

(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, his/her heirs and assigns forever: and we do covenant with the said GRANTEE 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, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 30th day of June, 2009.

Teresa Bamford

Robin Wheeler

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Teresa Bamford and Robin Wheeler, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Teresa Bamford and Robin Wheeler executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of June, 2009.

Commission expires: April 23, 2013

MELISSA D. ROGERS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY TN

Melissa D. Rogers Notary Public