WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

STATE OF TENNESSEE SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES 6/29/2010

(AFFIX SEAL)

LORI C. WARREN NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans: T20090068929 DEEDWARR
Recvd: 10/08/09 14:05 2 pgs
Fees: 13.00 Taxes: 1110.00
20091008-0093897

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David W. Box and Christina D. Box	Churchill Mortgage Corporation	
(NAME)	(NAME)	160-3-32
5202 Regent Drive	761 Old Hickory Boulevard	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES SCOTT BRADBARY AND WIFE, FRAN MCKINNON BRADBARY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID W. BOX AND WIFE, CHRISTINA D. BOX,** HEREINAFTER CALLED THE GRANTEES, 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. 276 on the Plan of Haileywood Estates, Section VIII, as of record in Book 2854, page 19, Register's Office for said County.

Said Lot No. 276 fronts 88 feet on the North side of Regent Drive and extends back 256 feet on the West line and 221. 3 on the East line, to a dead line in the rear on which it measures 113.7 feet.

Being the same property conveyed to Charles Scott Bradbary and wife, Fran McKinnon Bradbary by deed from Harold R. Dyer and wife, Frances J. Dyer, Trustees U/A/D/ August 30, 1994, of record as Instrument No. 20060911-0112067, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2009 real property taxes; (b) all matters appearing on the plan of record in Book 2854, page 19, Register's Office of said County; and (c) agreement for dedication of easement for sanitary sewers, storm drainage, water mains and appurtenances of record in Book 6226, page 266, Register's Office of said County.

unimproved ☐

This is improved ☒ property, known as 5202 Regent Drive, Nashville, TN 37220

(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 our hands this 5th day of October, 2009.

Charles Scott Bradbary

Fran McKinnon Bradbary

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 Charles Scott Bradbary and Fran McKinnon Bradbary, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 5th day of October, 2009.

John Gregory Hardeman Notary Public

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY (TENN.)

My Commission Expires MAR 4 2013