File No. 291100091

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$78,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090077657 DEEDWARR
Recvd: 11/16/09 09:53 2 pgs
Fees:13.00 Taxes:288.60
20091116-0105069

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
Leigh Ann Martin		034030B20100CO
(NAME) 201 Churchill Crossing	(NAME) SAME AS NEW OWNER	
(ADDRESS) Madison, TN 37115	(ADDRESS)	
(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, **Maxine S. Strickler, an unmarried woman**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Leigh Ann Martin**, unmarried, hereinafter called the grantee(s), Her 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 Unit No. 201, on the plan of Churchill Crossing, Phase 2, filed as Exhibit B to and established by the Master Deed of record in Book 7792, Page 915 and amended in Book 7804, Page 616 and Book 7845, Page 540, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in said Master Deed, reference to which is hereby made for a more complete and accurate description of said Unit..

Being the same property conveyed to MAXINE S. STRICKLER by deed from BRIAN D. MANNING AND WIFE, MARY O. MANNING of record in Instrument 200503010022497 on 02/28/2005 and filed for record on 03/01/2005, Register's Office for DAVIDSON County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2009 are a lien but are now due and payable; (2) All matters as set forth per Plat Book 7900, Page 25, said Register's Office; (3) Master Deed and By-Laws filed for record in Book 7792, Page 915, amended in Book 7804, Page 616, and Book 7845, Page 540, said Register's Office; (4) Storm water Detention Agreement Easement of record in Book 7410, Page 379, said Register's Office; (5) Storm water Detention Agreement Easement of record in Book 10779, Page 627, said Register's Office; (6) Charter of Homeowner's Association as shown of record in Book 7788, Page 924, Register's Office for 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 201 Churchill Crossing, Madison, TN 37115
(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), Her 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), Her 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 12th day of November, 2009.

Maxine S. Strickler

Maxine S. Strickler

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 Maxine S. Strickler, an unmarried woman 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 12th day of November, 2009.

Commission expires: 1/11/11

Brenda Huntsman

Notary Public



File Number: 291100091

RETURN TO:

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