THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 10 Cadillac Drive, Ste. 150
Brentwood, Tennessee 37027

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Matthew Hill 4008 Bryce Road Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 401 Brentwood, Tennessee 37027	172-15-A-196CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **VICKI P. SHAUB**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MATTHEW HILL**, unmarried, hereinafter called the Grantee, his heirs and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 144 on the Plan of Holt Woods, Section Eleven, of record in Plat Book 9700, page 408, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Vicki P. Shaub, by Warranty Deed, from C. Gregory Dix and Patricia G. Dix, of record in Instrument No. 20020226-0024263, Register's Office for Davidson County, Tennessee, dated 02/22/2002, and recorded 02/26/2002.

This is improved property known as **4008 Bryce Road, Nashville, Tennessee 37211** .

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, forever. GRANTOR covenants with 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **16th** day of **March, 2010**:

Vicki P. Shaub

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **VICKI P. SHAUB**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 16th day of March, 2010:

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $203,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF MARCH, 2010:

Notary Public

My Commission Expires: 6/24/2010

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

BILL GARRETT, Davidson County
Trans:T20100016376 DEEDWARR
Recvd: 03/22/10 08:45 1 pgs
Fees:13.00 Taxes:751.10

20100322-0020981