WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100026721 DEEDWARR
Recvd: 05/05/10 11:44 2 pgs
Fees:13.00 Taxes:769.23
20100505-0034000

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 207,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2010

Notary Public:

MY COMMISSION EXPIRES: 6/29/2013
(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Marc A. Martel	Churchill Mortgage Corp.	Parcel ID:
1028 Elmshade Lane	761 Old Hickory Blvd., Ste. 401	172030A05400CO
Nashville, TN 37211	Brentwood, TN 37027	

FOR AND IN 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

Jerry T. Petri and wife, Lisa A. Hill Petri

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Marc A. Martel

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:

BEING Lot No. 54, on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Jerry T. Petri and Lisa A. Hill Petri by deed from Richter Dial Builders, Inc., of record in Book 8774, Page 506, dated October 30, 1992, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7334, Page 109 and amended in Book 7408, Page 250; Book 7516, Page 37; Book 8464, Page 463; Book 8622, Page 390; Book 8634, Page 224; Book 8643, Page 675; and Book 7334, Page 149, amended in Book 7408, Page 289, said Register's Office.

This conveyance is made subject to: (1) 2010 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Pages 498 and 499; and (3) Sanitary Sewer Easement of record in Book 7091, Page 428; Book 6710, Page 495; Book 8541, Page 225 and 230 and Water Main Easement of record in Book 8541, Page 235, said Register's Office.

Power of Attorney of record in Instrument 20100505-0033999, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1028 Elmshade Lane, Nashville, TN 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 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 30th day of April, 2010.

Jerry T. Petri by Lisa A. Petri attorney in fact
Jerry T. Petri

Lisa A. Hill Petri
Lisa A. Hill Petri

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 Lisa A. Hill Petri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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, Lisa A. Petri, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Jerry T. Petri as his/her/their Attorney in Fact as the free act and deed of the within named Jerry T. Petri.
Witness my hand and official seal at Nashville, Tennessee the 30th day of April, 2010.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.