File No. 210040662

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034983 DEEDWARR
Recvd: 06/09/10 08:52 2 pgs
Fees:13.00 Taxes:769.60
20100609-0044616

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$201,300.00~~ $208,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: 8-3-10

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
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
James P. Braddock and Linda Braddock	Churchill Mortgage Corp.	02515003500
(NAME)	(NAME)	
788 Old Dickerson Road	761 Old Hickory Blvd. Ste 401	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Brentwood, TN 37027	
(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, WE, **Edward B. Drennan and wife, Diane R. Drennan**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **James P. Braddock and wife, Linda Braddock**, hereinafter called the grantee(s), 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 all of Lot No. 1, on the plan of Rolling Meadows, of record in Plat Book 6250, Page 173, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Edward B. Drennan and wife, Diane R. Drennan by deed from Joe L. Wall and Mike Suggs of record in Book 7000, Page 926 on 09/23/1986 and filed for record on 10/06/1986, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 6250, Page 173, said Register's Office. Restrictions of record in Book 6541, Page 460, said Register's Office. Agreement for Dedication of Easement for Sanitary Sewers of record in Book 5818, Page 658, said Register's Office. Grant of Transmission Line Easement of record in Book 3248, Page 58, said Register's Office.

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 788 Old Dickerson Road, Goodlettsville, TN 37072
(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), THEIR 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), 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 my/our hands this 20th day of May, 2010.

Edward B. Drennan

Diane R. Drennan

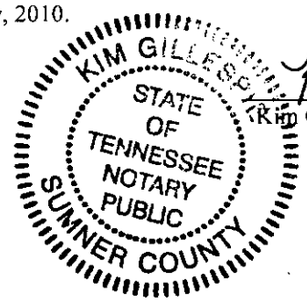
STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Edward B. Drennan and Diane R. Drennan 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 20th day of May, 2010.

Commission expires: October 23, 2012



Kim Gillespie Notary Public

File Number: 210040662

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075