WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110021120 DEEDWARR
Recvd: 04/11/11 10:42 2 pgs
Fees:13.00 Taxes:793.65
20110411-0027683

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $214,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of April, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-22-14

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 100 Bluegrass Commons, Suite 2180, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Alison Egan	Churchill Mortgage Corp.	076-09-0A-021.00
(NAME)	(NAME)	
312 Compass Point	761 Old Hickory Blvd. Ste. 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	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, **Matthew C. Pomerenke and wife, Kellie L. Pomerenke**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Alison Egan and husband, Andrew N. Egan**, hereinafter called the GRANTEE(S), their heirs and/or 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. 21, on the Final Plat, Chandler Grove, as shown by plat appearing of record in Plat Book 7900, Page 802, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Matthew C. Pomerenke and wife, Kellie L. Pomerenke by Warranty Deed dated March 31, 2008, from Richard E. Ferguson unmarried and Claudia L. Tucker, unmarried of record in Instrument No. 20080407-0034838, Register's Office for said County.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2011 are a lien but are not yet due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 7900, Page 802, Register's Office of Davidson County, Tennessee; (3) Boundary Plat of record in Plat book 7900, Page 796, Register's Office of said County; (4) Restrictive Covenants of record in Book 9480, Page 4, Register's Office of said County; (5) Easement to Southern Bell Telephone and Telegraph Co. as shown of record in Book 1104, Page 400, 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 312 Compass Point, Hermitage, TN 37076
(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/or 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/or 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 1st day of April, 2011

Matthew C. Pomerenke by Kellie L. Pomerenke as attorney in fact

Matthew C. Pomerenke

Kellie L. ~~Pomrenke~~ Pomerenke

State of Tennessee
County of Sumner

Personally appeared before me ~~Matthew C. Pomerenke and~~ Kellie L. Pomrenke, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 1st day of April, 2011.

Brenda Huntsman
Notary Public
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
100 Bluegrass Commons
Suite 2180
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

On this the 1st day of April, 2011, before me personally appeared Kellie L. Pomerenke to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Matthew C. Pomerenke, and who acknowledged that she executed the same as the free act and deed of the said Matthew C. Pomerenke by virtue of Power of Attorney, duly executed by the said Matthew C. Pomerenke and appearing of record in Book *_____, Page _____, Register's Office of Davidson County, Tennessee.

*20110411-0027682

Witness my hand and official seal, this the 1st day of April, 2011.

Brenda Huntsman
Notary Public
My commission expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY