THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110024560 DEEDWARR
Recvd: 04/27/11 08:14 2 pgs
Fees:13.00 Taxes:851.00
20110427-0032011

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Bobby L. Lee and Dianna J. Lee 227 Stoners Glen Court Hermitage, Tennessee 37076	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	75-15-A-227-CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, We, **EILEEN R. MARTIN AND HUSBAND, JAMES MARTIN**, hereinafter called the Grantors, We bargained and sold, and by these presents do hereby transfer and convey unto **BOBBY L. LEE AND WIFE, DIANNA J. LEE**, hereinafter called the Grantees, their heirs and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot/Unit No. 227, on the Plan of Phase Three, Stoner's Glen, of record in Instrument 20010726-0079444 and corrected in Instrument 20020319-0034160, 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 Eileen R. Martin by Warranty Deed from Frank Batson Homes, Inc. of record in Instrument No. 200212260158442, dated 12/18/2002, Register's Office for Davidson County, Tennessee.

This is improved property known as **227 Stoners Glen Court, Hermitage, Tennessee 37076 .**

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 our hands this **22nd** day of **April, 2011**:

Eileen R. Martin
Eileen R. Martin

James Martin
James Martin

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 **EILEEN R. MARTIN AND JAMES MARTIN**, the bargainors, 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 22nd day of April, 2011:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $230,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 22nd DAY OF APRIL, 2011:

Notary Public

My Commission Expires: 2-27-12

MARY ANNE HARDAWAY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY