WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,990.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME THIS **22nd** day of **August, 2011** Notary Public MY COMMISSION EXPIRES: 6.30.14 (AFFIX SEAL)

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow LLC, 340 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shane Stratton	Churchill Mortgage	07210007000
(NAME) 1017 Burchwood Avenue	(NAME) 761 Old Hickory Blvd #400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZI	(CITY) (STATE) (ZI	

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, I/WE, **Andrew B. Newell**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Shane Stratton**, 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 the westerly 20 feet of Lot No. 29 on the Map of Burchwood as of record in Book 547,page 183, Register's Office for Davidson County, Tennessee. Sais part of Lot No. 29 fronts 20 feet on the northerly side of Burchwood Aveneu and runs back between parallel lines 139 feet to a dead line.

Being the easterly 50 feet of Lot 27 on the Map of Burchwood as of record in Book 547, page 183, Register's Office for Davidson County, Tennessee. Said part of Lot No. 27 fronts 50 feet on the northerly side of Burchwood Avenue and runs back between parallel lines 139 feet to a dead line.

Being Lot No. 28 on the Map of Burchwood Place as of recrd in Book 547, page 183, Register's Office for Davidson County, Tennessee. Said Lot No. 28 fronts 60 feet on the northerly side of Burchwood Avenue and runs back between parallel lines, 139 feet to a dead line.

Being the same property conveyed to Andrew B. Newell by Warranty Deed from Paul Jayson Teller and Erin Nicole Teller dated October 27, 2006 and recorded in Instrument No. 20061031-0135281, in the Register's Office of Davidson County, Tennessee. Warranty Deed re-recorded to correct legal description recorded in 20070226-0023410, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

BILL GARRETT, Davidson County
Trans:T20110053199 DEEDWARR
Recvd: 08/29/11 14:05 2 pgs
Fees:13.00 Taxes:887.96

20110829-0066700

This is improved ☒ property, known as 1017 Burchwood Avenue, Nashville, TN 37216

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, has 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 **22nd** day of **August, 2011**

Andrew B. Newell by Kelly Callaghan as attorney in fact

Andrew B. Newell by Kelly Callaghan as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 22nd day of August, 2011, before me personally appeared Kelly Callaghan, known to me, or proved on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Andrew B. Newell, and who acknowledged that she executed the same as the free act and deed of the said Andrew B. Newell, by virtue of a Power of Attorney, duly executed by the said, and appearing of record in Instrument No. 20110829-0060699, said Register's Office.

Witness my hand and official seal this 22nd day of August, 2011.

Lisa Sheppard

NOTARY

Lisa M. Sheppard Notary Public Rutherford County

My Commission Expires: 6.30.14