WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00

Affiant

Subscribed and sworn to before me, this 30th DAY OF November, 2011.

Notary Public

TAHIRA J. PYSTE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

MY COMMISSION EXPIRES:

(AFFIX SEAL)

R-VRES-11-1278

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Graham	Churchill Mortgage Corporation	
1278 Kenmore Place	(NAME) 761 Old Hickory Blvd., Ste. 400	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Brentwood, TN 37027	72-7-375.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we LINDSAY A. WIRTH, AS TRUSTEE OF THE LINDSAY A. WIRTH REVOCABLE LIVING TRUST AGREEMENT DATED MAY 31, 2007, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto ADAM GRAHAM AND ABBIE GRAHAM, HUSBAND AND WIFE, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 3 ON THE PLAN OF RESUBDIVISION OF A PORTION OF LOT NOS. 62-63, MAP OF KENMORE PLACE OF RECORD IN INSTRUMENT NUMBER 20041115-0136949, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING PART OF THE SAME PROPERTY CONVEYED TO LINDSAY A. WIRTH, AS TRUSTEE OF THE LINDSAY A. WIRTH REVOCABLE LIVING TRUST AGREEMENT DATED MAY 31, 2007 BY DEED FROM CALVIN L. CALHOUN, III, UNMARRIED OF RECORD IN INSTRUMENT NUMBER 20070604-0066008, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 31, 2007.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE SHOWN ON THE PLAN OF RECORD IN INSTRUMENT NO. 20041115-0136949, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 1278 Kenmore Place, Nashville, Tennessee 37216
(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.

BILL GARRETT, Davidson County
Trans:T20110076055 DEEDWARR
Recvd: 12/02/11 09:38 2 pgs
Fees:13.00 Taxes:529.10
20111202-0093900

Witness my/our hand(s) this 30th day of November, 2011.

The Lindsay A. Wirth Revocable Living Trust Agreement dated May 31, 2007

By: _____
Lindsay A. Wirth, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 30th day of November, 2011, before me personally appeared Lindsay A. Wirth, as trustee of the Lindsay A. Wirth Revocable Living Trust Agreement dated May 31, 2007, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 30th day of November, 2011.

_____
Notary Public

My Commission Expires: 1/9/2012

MELISSA HAZEKAMP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903