WARRANTY DEED

G-AVE-11-401

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

TINA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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
Tracy S. Unger	Churchill Mortgage Corporation	
401 Bowling Avenue, Unit 16 (ADDRESS)	(NAME) 761 Old Hickory Blvd., Suite 400 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	104-13-A-16.00 CO

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 KURT G. SCHREIBER, INCORRECTLY LISTED IN PRIOR CONVEYANCE AS KURT J. SCHREIBER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TRACY S. UNGER, 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 BUILDING SITE NO. 16, RICHMEADE PLACE, SECTION ONE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4860, PAGE 44, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO KURT J. SCHREIBER BY WARRANTY DEED FROM MITCH O. CAMP AN UNMARRIED PERSON, RECORDED ON THE 3RD DAY OF APRIL, 2007 IN INSTRUMENT NO. 20070403-0039745, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KURT J. SCHREIBER IS CORRECTLY KNOWN AS KURT G. SCHREIBER.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE IN PLAT BOOK 4860, PAGE 44; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4941, PAGE 637, AS SUPPLEMENTED IN BOOK 5019, PAGE 946, BOOK 5039, PAGE 256, BOOK 5094, PAGE 473, BOOK 5238, PAGE 385, BOOK 5408, PAGE 210 AND BOOK 5733, PAGE 628; HOA BY-LAWS OF RECORD IN BOOK 4941, PAGE 689, AS AMENDED IN BOOK 5036, PAGE 338 AND BOOK 5213, PAGE 945; AND HOA CHARTER OF RECORD IN BOOK 4941, PAGE 685 AND BOOK 4942, PAGE 633, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 401 Bowling Avenue, Unit 16, Nashville, Tennessee 37205
(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:T20120001297 DEEDWARR
Recvd: 01/06/12 09:17 2 pgs
Fees:13.00 Taxes:1239.50
20120106-0001458

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

Kurt G. Schreiber

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kurt G. Schreiber, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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