Prepared by:
Amy Cross Nance
Attorney at Law
103 Forrest Crossing Blvd Suite 205
Franklin, TN 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.00

Affiant

Subscribed and sworn to before me, this 12th day of March 2012.

Notary Public
My commission expires: 1/27/15

BILL GARRETT, Davidson County
Trans:T20120019995 DEEDWARR
Recvd: 03/20/12 11:05 2 pgs
Fees:13.00 Taxes:277.50
20120320-0023508

BRENDA HUNTSMAN
NOTARY PUBLIC
STATE OF TENNESSEE
SUMNER COUNTY

| Address of New Owner: | Send Tax Bills to: | Tax Information |
|---|---|---|
| ~~Micheal~~ Sheaffer, Micheal | Churchill Mortgage | 13315006200 |
| 236 Welch Rd. | 761 Old Hickory Blvd., Suite 400 | |
| Nashville TN 37211 | Brentwood, TN 37027 | |

## WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged Millicent M. Moore , a widow hereinafter referred to as Grantor(s), has bargained and sold, and does hereby transfer and convey to ~~Micheal~~ Micheal Sheaffer and wife, Beth Sheaffer , married hereinafter called the Grantee(s) their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 45 on the Plan of Herbert Heights, Section One, of record in Book 3500, page 28, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Thomas J. Moore and wife, Millicent M. Moore by deed from Carl J. Cogar and wife, Billie Cogar of record in Book 4648, page 950, dated 10/19/72, Register's Office for Davidson County, Tennessee. Thomas J. Moore having died on July 4, 2006 leaving Millicent M. Moore as the surviving joint tenant by the entirety.

This conveyance is made subject to the following: 1) 2012 taxes a lien which are not yet due and payable. 2) All matters appearing on plan of Herbert Heights, Section One of record in Book 3500 Page 28, Register's Office for Davidson County, Tennessee

This property is improved property known as 236 Welch Rd., Nashville, Tennessee 37211

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. Grantors covenant with Grantee(s) that Grantor(s) 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. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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.

**RETURN TO**
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01291-1440

WITNESS my hand this 12 day of ~~February~~ March, 2012.

Millicent M. Moore 3.12.12
Millicent M. Moore

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 Millicent M. Moore , the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 12 day of March, 2012.

Notary Public

My Commission expires: 2/23/15

FILE NO: 07024

Amy Cross Nance
State of Tennessee Notary Public
Williamson County