(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th day of April, 2012.

Notary Public

MY COMMISSION EXPIRES: 05-06-13
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120032085 DEEDWARR
Recvd: 05/02/12 11:22 2 pgs
Fees:13.00 Taxes:629.00
20120502-0037569

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David C. Jean	Churchill Mortgage Corporation	173150A00600 CO
(NAME)	(NAME)	
117 Claybrook Lane	761 Old Hickory Blvd., Ste 400	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20120391

For and 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, Timothy John Nowak, unmarried**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **David C. Jean and Samantha Smith, as joint tenants with right of survivorship**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

BEING Lot No. 6 on the Final Plat of Mill Run Subdivision, Phase I, of record in Plat Book 11700, page 27 and 28, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

BEING all of the same property conveyed to Timothy J. Nowak and Laura J. Greene by Warranty Deed from Steven M. Cannon and wife, Pendrell Cannon, dated April 29, 2005 and filed of record in Instrument 20050505-0050456, Register's Office for Davidson County, Tennessee. The said Timothy John Nowak and Laura J. Green were married and subsequently divorced. Laura Green Nowak (b/s/p/a Laura J. Green) conveyed her interest in said land to Timothy John Nowak by Quitclaim Deed dated June 1, 2011 and filed of record in Instrument 20110822-0064658, Register's Office for said County

RESTRICTIONS:
This conveyance is made subject to Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions and the By-Laws appended thereto, of record in Book 11675, Page 472, amended in Instrument 200002150015152, Instrument 20020701-0079016 and Instrument 20021121-0144876, Register's Office for said County, and to easements, setback lines, notes, conditions, stipulations, etc, and all other matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 117 Claybrook Lane, Antioch, TN 37013

(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 GRANTEES, their heirs and assigns forever; and I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 30th day of April, 2012.

Timothy John Nowak

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Timothy John Nowak, unmarried, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Timothy John Nowak, unmarried executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 30th day of April, 2012.

Commission expires: 3-01-16

Notary Public

MARY ANNE HARDAWAY
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY