WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120035596 DEEDWARR
Recvd: 05/15/12 10:03 2 pgs
Fees:13.00 Taxes:3885.00
20120515-0041836

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,050,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1529 Hunt Club Blvd, Suite 400, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Rocky D. Tannehill		15811005700
(NAME)	(NAME)	
121 Balleroy Drive	Same As New Owner	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Kevin Churchwell and wife, Gloria Churchwell**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Rocky D. Tannehill and wife, Jean S. Tannehill**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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 Balleroy Subdivision of record in Instrument Number 200006200061336, as corrected by Surveyors Certificate of Correction of record in Instrument Number 200104180038197, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Kevin Churchwell and wife, Gloria Churchwell by Deed from W. Frank White and wife, Bettie C. White, dated 09/28/2007 and filed for record on 10/02/2007 in Instrument 200710020117534, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2012 are a lien but are not yet due and payable; (2) All matters as set forth per Instrument 200006200061336 and Instrument 200104180038197, said Register's Office; (3) All matters set out in document including but not limited to an easement of record in Book 02698, Page 147, Instrument 200006190061043, said Register's Office; (4) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 8275, Page 977, said Register's Office;

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 121 Balleroy Drive, Brentwood, TN 37027
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

File No.: 01288-8282
SMG TN Warranty Deed

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/or 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/or 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 11th day of May, 2012.

Kevin Churchwell

Gloria Churchwell

State of Tennessee
County of Davidson

Personally appeared before me Kevin Churchwell and Gloria Churchwell, 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 foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 11th day of May, 2012.

Notary Public
My Commission Expires: Aug 17th, 2015

AUDREY WHITTLE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1529 Hunt Club Blvd, Suite 400
Gallatin, TN 37066