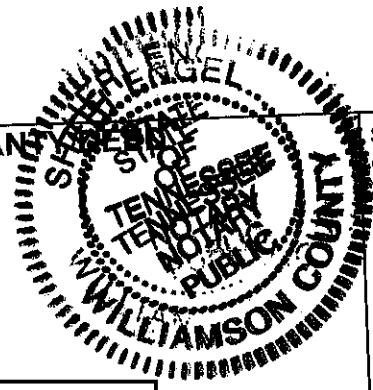
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th day of May, 2012.

Notary Public

MY COMMISSION EXPIRES: January 11, 2016

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/29/12 16:04 3 pgs
Fees:18.00 Taxes:443.63
20120529-0046379

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael H. Witte	Churchill Mortgage Corp	073160A13100CO
(NAME)	(NAME)	
131 Cumberland Trace	761 Old Hickory Blvd Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, **Shanon Pennington, a single woman**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Michael H. Witte and Nicole H. Witte, Husband and Wife**, 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 Unit No. 131 as shown on the Plan of Cumberland Trace of record in Plat Book 5200, page 724, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Shanon Pennington by Deed from Powell-Floyd Properties a Partnership comprised of David A. Floyd, Jr. and Gregory L. Powell, dated 02/16/2006 and filed for record on 03/23/2006 in Instrument 200603230033343, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 5200, Page 639, Plat Book 5200, Page 724, said Register's Office.

Declaration of Covenants, Conditions, Restrictions and By-laws of record in Book 6218, Page 528, as amended of record in Instrument 200908250080066, said Register's Office.

Said By-Laws were amended of record in Instrument 200404050038158, said Register's Office.

Warranty Deed of Flowage Easement of record in Book 2203, Page 189, said Register's Office.

Declaration of Taking of record in Book 2281, Page 177, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers And/or Storm Drainage of record in Book 4373, Page 83, said Register's Office.

Deed and Easement of record in Book 6113, Page 475, said Register's Office.

Agreement for Grant of Easement for Conservation Greenway of record in Instrument 200110240116288, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Book 6218, Page 525, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 131 Cumberland Trace, Nashville, TN 37214
(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/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 my hand this 25th day of May, 2012.

Shanon Pennington

State of Tennessee
County of Wilson

Personally appeared before me Shanon Pennington, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 25th day of May, 2012.

Notary Public Escrow Officer
My Commission Expires: 9.2.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 2/23/15.

