This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW12381

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Send Tax Bills To:
Churchill Mortgage
761 Old Hickory Blvd #400
Brentwood, TN 37027

New Owner is:
Suzanne Sevier Rowland
517 Summit Oaks Court
Nashville, TN 37221

MAP: 128-16-0B-053.00

PARCEL:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tony Hatchell and Tara Hatchell**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Suzanne Sevier Rowland and John B. Rowland**, hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Known As: **517 Summit Oaks Court, Nashville, TN 37221**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being Lot No. 53 on the Plan of Phase Three of Summit Oaks, a Planned Unit Development, of record in Instrument Number 20050315-0028141, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Tony Hatchell and wife, Tara Hatchell by Warranty Deed from French River Development Company, LLC, a Tennessee Limited Liability Company, dated 9/30/05 and recorded 10/4/05 in Instrument Number 20051004-0119116, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20120040196 DEEDWARR
Recvd: 06/01/12 09:31 2 pgs
Fees:13.00 Taxes:1317.20
20120601-0047465

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

- WITNESS our hands this 31st day of May, 2012.

GRANTOR(S):

TONY HATCHELL

TARA HATCHELL

ACKNOWLEDGEMENT

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tony Hatchell and Tara Hatchell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of May, 2012.

MARGARET R. MEANS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Margaret R. Means
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
November 4, 2013

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is ~~greater, for this transfer is~~ **$356,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of May, 2012.

JAMES R. SLAUGHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
My commission expires: 1-9-16