This Instrument Prepared by and Return to:
Bell & Alexander Title Services, Inc.
8110 Isabella Lane, 2nd Floor
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater is $335,000.00.

Affiant

Subscribed and sworn before me this the 1st day of June, 2012.

Notary Public
My commission expires: 5/19/15

THERESA K. BRADLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Davidson County	DEEDWARR
Recvd: 06/05/12 12:18	2 pgs
Fees:13.00 Taxes:1239.50	
20120605-0048958	

WARRANTY DEED

Address of New Owner:	Send Tax Bill to:	Tax Information:
Jeffrey H. Escue 1201 Banbury Row Brentwood, TN 37027	Churchill Mortgage Corp Suite 400 761 Old Hickory Blvd Brentwood, TN 37027	172-9A-170

For and in consideration of the sum of ten and no/100 dollars ($10.00), cash in hand paid by the hereinafter Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, JAMES D KENNEDY, JR AND WIFE, AMBER B KENNEDY, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to JEFFREY H. ESCUE AND REUBEN BELLOMY, TENANTS IN COMMON WITH FULL RIGHT OF SURVIVORSHIP hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land, together with all tenements, hereditaments and appurtenances thereto located in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 166, Banbury Crossing, Section 5A, as shown on plat of record in Instrument No. 20020830-0105357, in the Register's Office, Davidson County, Tennessee, to which plat reference us hereby made for a more particular description of said property.

Being the same property conveyed to James D Kennedy, Jr and wife, Amber B Kennedy by deed from Duncan Borders and Ashley Borders, husband and wife, dated August 19, 2011 of record in Instrument No. 20110823-0065046, said Register's Office.

Subject to all Easements and Restrictions of record.

THIS IS IMPROVED PROPERTY KNOWN AS 1201 Banbury Row, Brentwood, TN 37027.

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, successors and/or assigns, forever. Grantors covenant with Grantees that Grantors 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their successors, 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.

Witness my hand this the 1st day of June, 2012.

James D Kennedy, Jr

Amber B Kennedy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James D Kennedy, Jr and Amber B Kennedy, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2012.

My commission expires: 09/09/14

Notary Public

CAVAN K. MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

CERTIFICATE OF AUTHENTICITY

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

Theresa Bradley

Personally appeared before me, Michael Clemons, a notary public for this county and state, Theresa Bradley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

Commission expires: _____

MICHAEL CLEMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
November 3, 2015