03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20120055513 DEEDWARR
Recvd: 07/27/12 15:28 2 pgs
Fees:13.00 Taxes:700.02
20120727-0066569

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $189,195.00

Affiant

Subscribed and sworn to before me, this 20th day of July, 2012.

Rachelle Caudill

Notary Public
My commission expires: 09/22/14

RACHELLE CAUDILL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

03-1108-37264

Address of New Owner:	Send Tax Bills to:	Tax Information
Brandon Robertson	Churchill Mortgage Corporation	126-16-0-A 299.00CO
7532 Watervale Drive Nashville TN 37221	761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ryan J. Nelson, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Brandon Robertson and wife, Tammy Robertson, hereinafter called the Grantees, their successors and 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. 237, on the Plan of Riverwalk, Phase 2A, Section 2, of record in Instrument No. 20031014-0151984, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ryan J. Nelson by deed from The Craig Company, a Tennessee Corporation, dated November 2, 2005, recorded November 9, 2005, in Instrument No. 20051109-0135761, Register's Office for Davidson County, Tennessee.

Rebecca Suzanne Nelson, wife of Ryan J. Nelson, joins in the execution of this instrument to convey her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 7532 Watervale Drive, Nashville, TN 37221

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 assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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 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 20th day of July, 2012.

Ryan J. Nelson

Rebecca Suzanne Nelson

Rebecca Suzanne Nelson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Ryan J. Nelson and Rebecca Suzanne Nelson, 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 in Nashville, TN, this 20th day of July, 2012.

Rachelle Caudill

Rachelle Caudill
State of Tennessee at Large

My Commission expires 09/22/14

