BILL GARRETT, Davidson County
Trans:T20120056306 DEEDWARR
Recvd: 07/31/12 15:20 2 pgs
Fees:13.00 Taxes:773.30

20120731-0067588

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $209,000.00

Affiant

Subscribed and sworn to before me, this 27TH DAY OF JULY, 2012.

Notary Public

MY COMMISSION EXPIRES: 7-22-14

(AFFIX SEAL)

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrea L. Sanders, unmarried and Jason Douglas Mossman, unmarried, as Joint Tenants with right of survivorship	Churchill Mortgage Corporation 761 Old Hickory Blvd. Ste 400 Brentwood, TN 37027	08311007900
	(NAME)	
812 Riverside Drive	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Stewart Building Group, LLC, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Andrea L. Sanders, unmarried and Jason Douglas Mossman, unmarried, as Joint Tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, that 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. 5 ON THE MAP OF CAMPBELL'S RIVERSIDE DRIVE SUBDIVISION, AS OF RECORD IN BOOK 421, PAGE 180, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

BEING PART OF THE SAME PROPERTY CONVEYED TO STEWART BUILDING GROUP, LLC, BY DEED FROM GAIL M. VAUGHN STREET, SARA JANE VAUGHN, MARY ELIZABETH PEREZ, SHANNON NICOLE VAUGHN, AND WILLIAM THOMAS SHAW VAUGHN, OF RECORD BY INSTRUMENT NO. 20111228-0101256, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

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

unimproved ( )
This is improved (X) property, known as 812 Riverside Drive, Nashville, TN 37206
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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/our hand(s) this 27th day of July, 2012.

WARRANTY DEED
(Continued)

Stewart Building Group, LLC

BY: Curtis Stewart prer
Curtis Stewart, President

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Before me, the undersigned Notary Public, personally appeared Curtis Stewart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be President of Stewart Building Group L.L.C., the within named bargainor, a limited liability company, and that such President executed the foregoing instrument for the purposes therein contained, by personally signing the name of Stewart Building Group L.L.C. as President.

Witness my hand and official seal, at office, on this the 26th day of July, 2012.

Mary Birthright
Notary Public

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 11/03/15

RETURN TO:
Escrow Services of Tennessee, LLC
Twelve Cadilac Drive, Ste. 450
Brentwood, TN 37027