THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20120065002 DEEDWARR
Recvd: 08/30/12 08:56 1 pgs
Fees:13.00 Taxes:259.00
20120830-0078312

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Denton Mayo, III 1714 D Ville Drive Nashville, Tennessee 37217	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	135-01-0-063.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **TOSHIKO BURCH**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **DENTON MAYO, III**, hereinafter called the Grantee, his heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Being Lot No. 122 on the Plan of Town Park Estates, of record in Book 3300, pages 64 and 65, Register's Office for said County, to which reference is here made to said Plan for a more complete and accurate description thereof.

Being the same property conveyed to Michael K. Burch and wife, Toshiko Burch, by Warranty Deed from Manuel Construction Company, a Tennessee Corporation of record in Book 3677, page 141, Register's Office for Davidson County, Tennessee, dated January 31, 1964 and recorded on February 3, 1964. Michael K. Burch is now deceased, leaving Toshiko Burch as the surviving Tenant by the Entirety.

This is improved property known as **1714 D Ville Drive, Nashville, Tennessee 37217 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **24th** day of **August, 2012**:

Toshiko I Burch by Angela Henrick, Attorney in Fact
Toshiko I. Burch, by Angela Henrick,
Attorney in Fact

STATE OF TENNESSEE)
COUNTY OF Williamson)

On this 24th day of August, 2012, before me personally appeared **Angela Henrick**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Toshiko I. Burch**, and who acknowledged that such person executed the same as the free act and deed of **Toshiko I. Burch** . Witness my hand and official seal, this the 24 day of **August, 2012**:

Notary Public

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $70,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 24th DAY OF AUGUST, 2012:

Notary Public

My Commission Expires: 6/15/2014

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON