WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF AUGUST, 2012.

Notary Public

MY COMMISSION EXPIRES: 10-28-2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20120065771 DEEDWARR
Recvd: 09/04/12 08:39 2 pgs
Fees:13.00 Taxes:518.00
20120904-0079228

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Closing & Title Services, Inc. 533 Rivergate Parkway, Goodlettsville, TN 37072-2027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BAILEY W. SETTLE	CHURCHILL MORTGAGE CORPORATION	MAP 102-14 PARCEL 071.00
(NAME)	(NAME)	
1200 SHILOH DRIVE	761 OLD HICKORY BOULEVARD, SUITE 40	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37205	BRENTWOOD, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MARY GOWER GARLAND a/k/a MARY LOUISE GOWER GARLAND, by and through JUNE MARIE GILMORE, Attorney in Fact,** , HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BAILEY W. SETTLE AND WIFE, HOLLY N. SETTLE,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situated in Davidson County, Tennessee, being Lot No. 117 on the plan of Section II, Crest Meade of record in Book 2331, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to John G. Garland and wife, Mary Gower Garland by deed dated 9/1/65 of record in Book 3935, page 799, Register's Office for Davidson County, Tennessee; the said John G. Garland having since died on 3/12/12, the property vests in Mary Gower Garland as surviving tenant by the entirety.

JUNE MARIE GILMORE executes this instrument as Attorney in Fact for MARY LOUISE GOWER GARLAND a/k/a MARY GOWER GARLAND pursuant to Durable General Power of Attorney of record in Instrument No.20120814-0072726, Register's Office for Davidson County, Tennessee. Said Durable Power of Attorney appointed Jane Elizabeth Hulett as Co-Attorney in Fact. The said Jane Elizabeth Hulett having appointed Jeffrey K. Malone as her attorney in fact by General Power of Attorney of record in Instrument No.20120814-0072725, said Register's Office. Jeffrey K. Malone having executed Affidavit as to Attorney in Fact stating Elizabeth Hulett is unable to fulfill her duties as Attorney in Fact for Mary Louise Gower Garland of record in Instrument No. 20120814-0072727, said Register's Office.

This conveyance is subject to: (1) all applicable zoning ordinances; (2) utility, sewer, drainage and other easements of record (3) all subdivision/condominium assessments, covenants, by laws, restrictions, declarations and easements of record; (4) building restrictions and (5) other matters of public record.

This is unimproved property, known as 1200 SHILOH DRIVE, NASHVILLE, TN 37205
(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 hand(s) this 30th day of August, 2012.

MARY GOWER GARLAND

BY: JUNE MARIE GILMORE, Attorney in Fact

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, JUNE MARIE GILMORE, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged thatshe executed the within instrument for thepurposes therein contained, and further acknowledged thatshe is the Attorney In Fact for MARY GOWER GARLAND and is authorized by MARY GOWER GARLAND to execute this instrument on her behalf.

WITNESS my hand and official seal this 30th day of August, 2012.

NOTARY PUBLIC

My commission expires: 10-28-2015

