WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120083728 DEEDWARR
Recvd: 11/02/12 11:11 2 pgs
Fees:13.00 Taxes:512.45

20121102-0100987

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $138,500.00

Brenda Hentsman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF OCTOBER, 2012.

Jacqueline G Brown
NOTARY PUBLIC
Jacqueline G. Brown, Notary Public
My Commission Expires: 1-6-15

JACQUELINE G. BROWN NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES January 6, 2015

(AFFIX SEAL)
STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William S. Faulkner, IV and Candy R. Faulkner	Churchill Mortgage Corp.	01807009900
(NAME) 200 Bryan House Road	(NAME) 761 Old Hickory Blvd., Ste 400	
(ADDRESS) Goodlettsville, TN 37072	(ADDRESS) Brentwood, TN 37027-4519	
(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, Shane R. Lankford, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William S. Faulkner, IV and Candy R. Faulkner, husband and wife, 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:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of Charleston Square Subdivision, Section One, according to the plat thereof, recorded in Book 4860, page 37and 38, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to Shane R. Lankford, by deed of record in Instrument Number 20011231-0145152, Register's Office for Davidson County, Tennessee.

Subject to restrictive Covenants of record in Book 4932, Page 13 and in Book 5036, Page 898, Register's Office for Davidson County, Tennessee; Subject to any and all matters as shown on the plan of Record in Book 4860, Page 37 and 38, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 200 Bryan House Road, Goodlettsville, TN 37072

(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 this 30th day of October, 2012.

Shane R. Lankford

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shane R. Lankford, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of October, 2012.

Commission expires: 1-6-15

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Notary Public