Send Tax Statements To:
~~New Owner~~
Churchill Mortgage
761 Old Hickory Blvd #400
Brentwood, TN 37027

Name and Address of New Owner:

Brett Evans
4264 October Woods Drive
Cane Ridge, TN 37013

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
201 E. Main St., Ste 300
Murfreesboro, TN 37130

From Information Furnished By
The Parties

Map & Parcel:182-12-A-100CO

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **MICHAEL SULLIVAN BUILDERS, G.P., A TENNESSEE GENERAL PARTNERSHIP,** has this day bargained and sold and does hereby transfer and convey unto **BRETT EVANS,** his heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, within the corporate limits of the City of Cane Ridge, and being described as follows, to-wit:

Being all of Lot No. 236, on the plan of Phase Six, Section Four, Apple Valley, according to plat and survey appearing of record in Instrument Number 20051206-0146631, of the 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 Michael Sullivan Builders, G.P., a Tennessee General Partnership, by deed from Designer Homes, G.P., a Tennessee General Partnership, dated February 14, 2012, appearing of record in Instrument Number 20120214-0012970, of the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to Declaration of Covenants, Conditions, and Restrictions contained in instrument of record in Instrument Number 20051206-0146631 and in Instrument Number 20051207-0147209; Easement for Stormwater Detention Agreement of record in Instrument Number 20020528-0064320; By-Laws of record in Instrument Number 20020724-0088784 and Instrument Number 20091116-0105278; Home Association Charter of record in Instrument Number 20020724-0088782; Easement for right of way for Public of record in Book 8443, page 79; Quitclaim Deed to Homeowners Association for open space of record in Instrument Number 20080812-0082767; and to any and all matters shown on said plat and survey of record in Instrument Number 20051206-0146631; all of said Register's Office.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

BILL GARRETT, Davidson County
Trans:T20120088534 DEEDWARR
Recvd: 11/20/12 08:34 3 pgs
Fees:18.00 Taxes:799.13
20121120-0106781

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **BRETT EVANS,** his heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is un-encumbered, except for the lien of the 2012 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

This property is subject to and includes any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

IN WITNESS WHEREOF, the undersigned has executed this instrument 16th day of November, 2012.

MICHAEL SULLIVAN BUILDERS, G.P., a General Partnership

BY: _____

Michael Sullivan, General Partner

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Michael Sullivan,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **General Partner** of **MICHAEL SULLIVAN BUILDERS, G.P., a Tennessee General Patnership**, the bargainor, and that he as such **General Partner**, executed the foregoing instrument **(WARRANTY DEED)** for the purposes therein contained, by signing the name of the corporation by himself as its **General Partner**.

WITNESS MY HAND AND OFFICIAL SEAL in Cane Ridge, Tennessee, this the 16th day of November, 2012.

_____
NOTARY PUBLIC
My Commission Expires: 11/19/2013

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $215,980.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this 16th day of November, 2012.

NOTARY PUBLIC

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

My Commission Expires:
6/15/2014