WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120095827 DEEDWARR
Recvd: 12/14/12 13:04 2 pgs
Fees:13.00 Taxes:654.90

20121214-0115371

R-VRES-12-01017

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $177,000.00

Affiant

Subscribed and sworn to before me this 29th DAY OF November, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/15/2016

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa A. McKenney	Churchill Mortgage Corp. (NAME)	
1017 Seymour Ave (ADDRESS)	761 Old Hickory Blvd #400 (ADDRESS)	
Nashville, TN 37206 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	083-05-0-008.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we KRISTEN LANGSTON GILLESPIE AND RYAN EVANS GILLESPIE, WIFE AND HUSBAND, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MELISSA A. MCKENNEY, hereinafter called the Grantee(s), 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 PART OF LOT NO. 6 IN THE DIVISION OF THE ESTATE OF JOHN HOBSON, DECEASED, IN THE 11TH FORMERLY THE 18TH CIVIL DISTRICT OF SAID COUNTY, AND DESCRIBED AS FOLLOWS: BEGINNING IN THE CENTER OF SEYMOUR AVENUE, 923 FEET EASTERLY FROM THE EASTERLY MARGIN OF MCFERRIN AVENUE; THENCE NORTHERLY AND PARALLEL WITH MCFERRIN AVENUE; THENCE NORTHERLY AND PARALLEL WITH MCFERRIN AVENUE 179 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL WITH SEYMOUR AVENUE, EASTERLY 50 FEET; THENCE SOUTHERLY AND PARALLEL WITH MCFERRIN AVENUE, 179 FEET TO THE CENTER OF SEYMOUR AVENUE; THENCE WITH THE CENTER OF SAID AVENUE 50 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KRISTEN LANGSTON GILLESPIE AND RYAN EVANS GILLESPIE, WIFE AND HUSBAND BY DEED FROM EVERETT NIEWOEHNER AND WIFE, JANIE NIEWOEHNER OF RECORD AT INSTRUMENT NO. 20060623-0075437, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JUNE 16, 2006 AND RECORDED ON JUNE 23, 2006.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT, WHICH ARE ASSUMED BY THE GRANTEE(S) HEREIN; AND B) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 1017 Seymour Ave, Nashville, Tennessee 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 29th day of November, 2012.

Kristen Langston Gillespie

Ryan Evans Gillespie

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kristen Langston Gillespie and Ryan Evans Gillespie, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

(SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903