WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130005686 DEEDWARR
Recvd: 01/22/13 10:23 2 pgs
Fees: 13.00 Taxes: 1387.50

20130122-0006753

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of January, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-29-16

(AFFIX SEAL)

MY COMMISSION EXPIRES JULY 29, 2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jason Burnett	Churchill Mortgage Corp.	06401005500
(NAME)	(NAME)	
125 Dekewood Drive	761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Judith A. Atchley, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jason Burnett and Jeana Burnett, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or 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. 39 on the plan of Brandywine Place, as shown on Plat of record in Plat Book 6250, pages 327 and 328 as amended in Book 7430, Page 557, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Michael A. Atchley and wife, Judith A. Atchley by Deed from Security Federal Savings and Loan Association of Nashville, dated 07/02/1990 and filed for record on 07/06/1990 in Book 8147, Page 584, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith A. Atchley by Deed from Michael A. Atchley, dated 04/27/2001 and filed for record on 04/30/2001 in Instrument 200104300042940, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Judith Atchley by Divorce Decree from Michael Atchley, dated 04/30/2001 and filed for record on 05/17/2001 in Instrument 200105170051406, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 6250, Page 327, Plat Book 6250, Page 328, Book 7430, Page 557, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 6488, Page 764, as amended of record in Book 8904, Page 855, said Register's Office.

Storm water Detention Agreement of record in Book 6329, Page 718, said Register's Office.

Grant of Easement of record in Instrument 200508010089238, said Register's Office.

Charter of record in Book 6482, Page 873, said Register's Office.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable.

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

unimproved ☐

This is improved ☑ property, known as 125 Dekewood Drive, Old Hickory, TN 37138
(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/or 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/or 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 18th day of January, 2013.

Judith A. Atchley by Barbara Douthit her Attorney in Fact

Judith A. Atchley by Barbara Douthit
her attorney-in-fact

State of Tennessee
County of Wilson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Barbara Douthit, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she is the attorney-in-fact of Judith A. Atchley, and is authorized by him/her, and does hereby acknowledge the execution of this instrument on his/her behalf, by virtue of an instrument of record in Instrument No. 20130122-0016752, Register's Office of Davidson County, Tennessee.

Tracey Trumphour

Notary Public
My commission expires: 9.2 2013

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

