WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130037417 DEEDWARR
Recvd: 05/06/13 10:26 2 pgs
Fees: 13.00 Taxes: 591.63
20130506-0045302

KAREN L. TRUSTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-2-2016

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $159,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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
Drew Christopher Hatton	Churchill Mortgage Corporation	086080A00600CO
(NAME)	(NAME)	
216 Cahaba	761 Old Hickory Blvd # 301	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076-3344	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, **Chad Burgess and Judith Maxwell Burgess, Husband and Wife**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Drew Christopher Hatton, a single man**, 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. 409 on the Final P.U.D. Plan, Phase II, Camden Woods, as of record in Plat Book 6900, Page 735, as amended in Book 8091, Page 795, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Chad Burgess, unmarried and Judith Maxwell, unmarried by Deed from Thomas C. Bitzer and Kelly J. Bitzer, husband and wife, dated 06/04/2008 and filed for record on 06/17/2008 in Instrument 200806170062479, Register's Office for Davidson County, Tennessee.

The said Judith Maxwell having since married is also known as Judith Maxwell Burgess.
Judith Maxwell and Judith Maxwell Burgess are one in the same person.

All matters as set forth per Plat Book 6900, Page 735, Book 8091, Page 795, said Register's Office.

Restrictions of record in Book 7620, Page 561, as amended of record in Book 7657, Page 580, as amended of record in Book 7675, Page 926, as amended of record in Instrument 20080924009697 6, as amended of record in Instrument 201209040079787, as amended of record in Instrument 201209040079788, said Register's Office.

By-Laws of record in Book 7620, Page 583, said Register's Office.

Charter of record in Book 7661, Page 32, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

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 216 Cahaba, Hermitage, TN 37076-3344
(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 our hands this 26th day of April, 2013.

Chad Burgess

Judith Maxwell Burgess

State of Tennessee
County of Wilson

Personally appeared before me Chad Burgess and Judith Maxwell Burgess, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 26th day of April, 2013.

Notary Public
My Commission Expires: 9.22.2013

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

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

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122