File Box 8

WARRANTY DEED

G-RR-13-924

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $208,450.00

Affiant

Subscribed and sworn to before me, this 6th DAY OF May, 2013.

Notary Public

DIANE K. MANN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 01-24-2015

MY COMMISSION EXPIRES: (AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130038137 DEEDWARR
Recvd: 05/07/13 14:25 2 pgs
Fees:13.00 Taxes:771.27

20130507-0046081

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
Blake Powell	Churchill Mortgage (NAME)	
924 Willow Oak Court (ADDRESS)	761 Old Hickory Blvd # 400 (ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	Brentwood TN 37027 (CITY) (STATE) (ZIP)	156-1-C-47.00 CO

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, we BONNIE L. MARTIN, UNMARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BLAKE POWELL AND KIMBERLY POWELL, HUSBAND AND WIFE , 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 LOT 47, EAST COLONY AT RIVERBEND, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 7900, PAGE 733, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO BONNIE L. MARTIN, UNMARRIED BY WARRANTY DEED FROM KEVIN D. ANGLIN AND WIFE, HOLLI BANKS ANGLIN, RECORDED ON THE 9TH DAY OF JULY, 2004 IN INSTRUMENT NO. 20040709-0081785, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 7900, PAGE 733 AND BOUNDARY PLAT OF RECORD IN BOOK 7900, PAGE 4; RESTRICTIVE COVENANTS OF RECORD IN BOOK 5354, PAGE 765, BOOK 5403, PAGE 5, BOOK 7199, PAGE 119 AND BOOK 9792, PAGE 20; BY-LAWS OF RECORD IN BOOK 7781, PAGE 645 AND BOOK 9792, PAGE 24; CHARTER OF THE HOA OF RECORD IN BOOK 8748, PAGE 816; EASEMENT OF RECORD IN BOOK 6613, PAGE 536 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )

This is improved (X) property, known as 924 Willow Oak Court, Nashville, Tennessee 37221
(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 6th day of May, 2013.

Bonnie L. Martin

STATE OF Tennessee
COUNTY OF Davidson

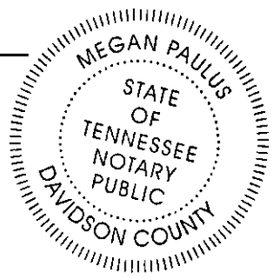
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bonnie L. Martin, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for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

Witness my hand and official seal, this the 6th day of May, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

(SEAL)



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