WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $98,250.00

Affiant

Subscribed and sworn to before me, this 16th DAY OF May, 2013

Notary Public

MY COMMISSION EXPIRES: JULY 28, 2013

(AFFIX SEAL)

B-WR-13-3204

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
Sheila Lane	Churchill Mortgage (NAME)	
3204 Cedar Ridge Road	761 Old Hickory Blvd #401 (ADDRESS)	
Nashville, TN 37214	Brentwood TN 37027	108-08-0-039.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 JENNIFER LAVELY, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto SHEILA LANE, Single Woman, 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 NO. 197A OF ZONE LOT DIVISION OF LOT NO. 196 AND 197, SECTION 2, LARCHWOOD SUBDIVISION OF RECORD IN PLAT BOOK 5800, PAGE 258, AMENDING PLAT BOOK 5200, PAGE 207 AND 208, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER LAVELY, UNMARRIED BY DEED FROM ADAM SCOTT DAVIDSON AND WIFE, SHERON C. DAVIDSON OF RECORD AT INSTRUMENT NO. 20051109-0135892, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED NOVEMBER 3, 2005 AND RECORDED ON NOVEMBER 9, 2005.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 5800, PAGE 258, AMENDING PLAT BOOK 5200, PAGE 207 AND 208; BOOK 6121, PAGE 24, CORRECTED IN BOOK 6135, PAGE 232 AND BOOK 5158, PAGE 918, BOOK 5479, PAGE 443, AS REVISED IN BOOK 5681, PAGE 532, AMENDED IN BOOK 5688, PAGE 696, REVISED IN BOOK 6011, PAGE 130, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3204 Cedar Ridge Road, Nashville, Tennessee 37214
(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.

BILL GARRETT, Davidson County
Trans:T20130044078 DEEDWARR
Recvd: 05/28/13 10:15 2 pgs
Fees:13.00 Taxes:363.53
20130528-0053320

Witness my/our hand(s) this 10th day of May, 2013.

Jennifer Lavely

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Lavely, 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 10th day of May, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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