WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130058082 DEEDWARR
Recvd: 07/09/13 08:32 2 pgs
Fees:13.00 Taxes:1017.50
20130709-0070552

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 7-22-14

(AFFIX SEAL)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Touchstone Title and Escrow, LLC, 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeanne Camp	Churchill Mortgage Corp.	161-05-0-023.00
(NAME)	(NAME)	
509 Woodhurst Drive	761 Old Hickory Blvd. Ste 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, David S. Pelton, an unmarried person and Margaret L. Pelton, an unmarried person, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Jeanne Camp and husband, Mark Camp, hereinafter called the Grantees, their heirs and 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 54, HILLVIEW ESTATES, as shown on plat of record in Plat Book 3600, Page 89, 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 David S. Pelton and wife, Margaret L. Pelton by Warranty Deed from Charles R. Payne, Jr. and wife, Natalie D. Payne, recorded on the 4th day of June, 2003 in Instrument No. 20030604-0076942, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and set back lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) therein.

unimproved ☐

This is improved ☑ property, known as 509 Woodhurst Drive, Nashville, TN 37220
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of June, 2013.

David Pelton by Rebecca Bowman, Attorney In Fact
David Pelton by: Rebecca Bowman as In Fact
Attorney in Fact

Margaret L. Pelton, by Rebecca Bowman
Margaret L. Pelton by Rebecca Bowman as
Attorney in Fact Attorney In Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared, Rebecca Bowm, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument on behalf of David S. Pelton and Margaret L. Pelton, acting as that person's agent and attorney in fact, and the said Rebecca Bowm acknowledged that she executed the foregoing instrument as agent and attorney in fact for David S. Pelton and Margaret L. Pelton for the purposes therein contained.

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

My Commission Expires:
_____

_____
Notary Public,

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015