THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130090217 DEEDWARR
Recvd: 10/21/13 09:31 1 pgs
Fees:13.00 Taxes:314.50
20131021-0109445

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Raymond B. Hand and Brittany N. Hand 671 Westboro Drive Nashville, Tennessee 37209	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	090 12 0 351.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **RAYMOND GRADY HAND, JR.**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **RAYMOND B. HAND and wife, BRITTANY N. HAND**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Charlotte Park Annex of record in Book 3700, Page 49, Register's Office for Davidson County, Tennessee, reference to which Is made for a more complete description.

Being the same property conveyed to Raymond Grady Hand, Jr., a single person, by Warranty Deed, from James Robert Morgan, Jr. and Lori Ann Morgan, husband and wife, of record in Book 11272, page 649, Register's Office for Davidson County, Tennessee, dated 12/28/1998, and recorded 12/30/1998.

This is improved property known as **671 Westboro Drive, Nashville, Tennessee 37209 .**

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **16th** day of **October, 2013**:

Raymond Grady Hand, Jr.

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RAYMOND GRADY HAND, JR.**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 16th day of October, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $85,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2013.

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON