WARRANTY DEED

When recorded return to:
Residential & Commercial Title Services
1720 West End Avenue, Suite 400
Nashville, TN. 37203
(615) 921-8684

File #13103552

File No. R131059

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,500.00

Kathleen M Harrington
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of October, 2013.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires OCT 10, 2015
(AFFIX SEAL)

JESSICA LASCELLE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg A
Murfreesboro, TN 37130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathleen M Harrington	Churchill mortgage Corp.	086-03-0-072.00
(NAME)	(NAME)	
557 Old Lebanon Dirt Rd	7101 Old Hickory Blvd St. 400	
(ADDRESS)	(ADDRESS)	
Hermitage TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Edward H. Maxwell JR and Wife, Susan L. Maxwell,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kathleen M. Harrington, a single woman** 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:

Being Lot No. 68, on the plan of Ridgemere, as the same appears of record in Plat Book 6250, Page 937-939, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Edward H. Maxwell, Jr. and Wife, Susan L Maxwell by deed from Douglas Womack and Wife, Susan Womack, dated 02/23/1989, of record in Book 7781, Page 46, said Register's Office.

This conveyance is subject to: Taxes for the year 2014, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Plat Book 6250, Page 937-939, said Register's Office.; Easement to Southern Bell Telephone & Telegraph as of record in Book 1165, page 327, said Register's Office.; Restrictive Covenants as of record in Book 6925, Page 941, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **557 Old Lebanon Dirt Rd, Hermitage,TN,37076**
(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.

BILL GARRETT, Davidson County
Trans:T20130093576 DEEDWARR
Recvd: 11/01/13 10:28 2 pgs
Fees:13.00 Taxes:564.25
20131101-0113439

Witness our hands this 31st day of October, 2013.

Edward H. Maxwell

Edward H. Maxwell, JR.

Susan L. Maxwell

STATE OF ~~TENNESSEE~~ South Carolina
COUNTY OF ~~RUTHERFORD~~ Spartanburg

Before me, the undersigned Notary Public, personally appeared Edward H. Maxwell, JR. and Susan L. Maxwell, 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 the purposes therein contained.

Witness my hand and official seal at this 31st day of October, 2013.

Commission expires:
Feb 2020

Notary Public

KATHRYN J JONES
NOTARY PUBLIC
SOUTH CAROLINA
FEBRUARY 17, 2020

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
1418 Kensington Sq. Ct. Bldg. A
Murfreesboro, TN 37130