BILL GARRETT, Davidson County
Trans: T20130098238 DEEDWARR
Recvd: 11/19/13 10:47 2 pgs
Fees: 13.00 Taxes: 906.50

20131119-0119218

WARRANTY DEED

G-VRES-13-442

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,000.00

Affiant

Subscribed and sworn to before me, this 15th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

C. LOY GARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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
Mary Catherine Musick	Farmington Financial Group LLC	
5025 Hillsboro Pike 21C	(NAME) 2002 Richard Jones Road Suite 300A	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	161-1-2.00
(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, we BRUCE CHURCH, MARRIED , hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto MARY CATHERINE MUSICK AND BENJAMIN L. BROWN, WIFE AND HUSBAND, 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 1008, PLAN OF BRENTWOOD HALL, SECTION 14, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 2663, PAGE 129, 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 BRUCE CHURCH, MARRIED BY WARRANTY DEED FROM WILLIAM L. BROWNLEE, JR., AND WIFE, KERRI R. BROWNLEE, RECORDED ON THE 29TH DAY OF JUNE, 2006 IN INSTRUMENT NO. 20060629-0077992, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS PROPERTY WAS INVESTMENT PROPERTY FOR THE GRANTOR AND HAS NEVER BEEN USED AS THE PRINCIPAL MARITAL RESIDENCE FOR THE SAID BRUCE CHURCH AND SPOUSE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS, A LIEN NOT YET DUE AND PAYABLE; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 2663, PAGE 129 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

unimproved ( )
This is improved (X) property, known as 442 Oakley Drive, Nashville, Tennessee 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 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 15th day of November, 2013.

Bruce Church

Bruce Church

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Church, 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.

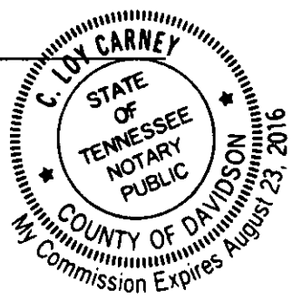
Witness my hand and official seal, this the 15th day of November, 2013.

C. Loy Carney

Notary Public

My Commission Expires:

(SEAL)



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