BILL GARRETT, Davidson County
Trans:T20130102170 DEEDWARR
Recvd: 12/05/13 09:58 2 pgs
Fees:13.00 Taxes:425.50

20131205-0123894

WARRANTY DEED

ET-13-3106

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Taffy L. Marsh
Affiant

Subscribed and sworn to before me, this 27th DAY OF November, 2013.

Notary Public

MY COMMISSION EXPIRES: 10-05-15

(AFFIX SEAL)

BEVERLY J. HEATHERLY NOTARY PUBLIC STATE OF TENNESSEE WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Taffy L. Marsh	Churchill Mortgage Corporation	
120 Aloha Court	(NAME) 761 Old Hickory Blvd., Ste. 400	07513023000
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Brentwood, TN 37027	
(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 FRED WILLIAMS, A SINGLE PERSON, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto TAFFY L. MARSH, AN UNMARRIED 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 20, ADDITION TO SECTION FOUR, HERMITAGE HILLS, as shown on plat of record in Plat Book 3842, Page 128, 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 Fred Williams, a single person by Special Warranty Deed from Household Financial Center, Inc., recorded on the 26th day of July, 2005 in Instrument No. 20050726-0086843, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

Including but not limited to the following:
Taxes and assessments for the year 2014 and subsequent years an lien not yet due and payable; Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4140, Page 232; Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of ADDITION TO SECTION FOUR, HERMITAGE HILLS, as recorded in Plat Book 3842, Page(s) 128; Said Register's Office.

unimproved ( )
This is improved (X) property, known as 120 Aloha Court, Hermitage, Tennessee 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 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 27th day of November, 2013.

Fred Williams

STATE OF Tennessee

COUNTY OF Wilson

On this the 27th day of November, 2013, before me personally appeared Fred Williams, a single person to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of November, 2013.

Notary Public

My Commission Expires: 10-05-15

(SEAL)

BEVERLY J. HEATHERLY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RETURN TO:
Executive Title, LLC
4470 Old Lebanon Dirt Road
Mt. Juliet, TN 37122
Phone: (615)773-0520