WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $219,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF DECEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 7-5-16
(AFFIX SEAL)

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Davidson County DEEDWARR
Recvd: 12/26/13 12:14 3 pgs
Fees:18.00 Taxes:813.63
20131226-0129892

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shirley Van Scoy, unmarried and Jeffrey Heatwole, unmarried, joint tenants with rights of survivorship	Churchill Mortgage Corp	126160A650000 CO
(NAME) 1561 Bending River Drive	(NAME) 761 Old Hickory Blvd. Ste 400	
(ADDRESS) Nashville, TN 37221	(ADDRESS) 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, WE, Amanda P. Broughton and Patrick A. Broughton, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Shirley Van Scoy, unmarried and Jeffrey Heatwole, unmarried, joint tenants with rights of survivorship, 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 No. 521 on the Final Plat of Parkview at Riverwalk, Phase 2, as shown of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Amanda P. Broughton and Patrick A. Broughton, wife and husband, by deed of record in Instrument Number 20091125-0108392, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Parkview at Riverwalk, Phase 2 of record in Instrument No. 20061101-0135728, Register's Office for Davidson County, Tennessee. All matters as set forth per Instrument No. 20061101-0135728, said Register's Office. Restrictions of record in Instrument No. 20011105-0121083, as amended of record in Instrument No. 20020424-0050565, Instrument No. 20040430-0049313, Instrument No. 20040506-0051985, Instrument No. 20050308-0025001, Instrument No. 20061103-0136691, and Instrument No. 20061214-0154502, said Register's Office. Transmission Line Easement of record in Book 4230, Page 987, said Register's Office. Utility Easement of record in Book 7601, Page 404, said Register's Office. Storm water Detention Agreement Easement of record in Instrument No. 20040318-0030734, said Register's Office. Storm water Detention Agreement Easement of record in Instrument No. 20040826-0103240, said Register's Office. Charter of Homeowner's Association as shown of record in Instrument No. 20020425-0051371, Register's Office for said County. Quitclaim Deed to the Homeowner's Association as shown of record in Instrument No. 20071220-0145869, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 1561 Bending River Drive, Nashville, TN 37221
(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 23rd day of December, 2013.

Amanda P. Broughton

Patrick A. Broughton

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 Amanda P. Broughton and Patrick A. Broughton, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 23rd day of December, 2013.

Commission expires:

Notary Public



True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

