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

File No. 13-1780

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140000112 DEEDWARR
Recvd: 01/02/14 10:00 2 pgs
Fees: 13.00 Taxes: 912.98

20140102-0000123

B-KW-13-7617

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $248,750.00

Affiant

Subscribed and sworn to before me, this 23rd DAY OF December, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

DEBORAH L. BISSETT
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires 2015

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
Kellie Mitchell	Churchill Mortgage Corporation	
7617 Leveson Way	(NAME) 761 Old Hickory Blvd., Ste. 400	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Brentwood, TN 37027	173-09-0-A 019.00CO
(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 JOHN STEPHEN ERCK AND ERICA SIMONE ERCK, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLIE MITCHELL, 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 NO. 80, ON THE PLAN OF SECTION ONE, LENOX VILLAGE, AS SHOWN ON PLAT OF RECORD IN INSTRUMENT NO. 20020319-0033866, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO JOHN STEPHEN ERCK AND ERICA SIMONE ERCK, HUSBAND AND WIFE BY WARRANTY DEED DATED 10/02/2006 FROM STEVEN S. EREK, AN UNMARRIED MAN, OF RECORD IN INSTRUMENT 20061009-0125270, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS AS SHOWN OF RECORD IN INSTRUMENT NO. 20020319-0033866; BY-LAWS OF RECORD IN INSTRUMENT NO. 20020315-0032826; MASTER DEED OF RECORD IN INSTRUMENT NO. 20020315-0032825; STORMWATER DETENTION AGREEMENTS OF RECORD IN BOOK 7361, PAGE 230 AND INSTRUMENT NOS. 20020408-0042676 AND 20050822-0099609; EASEMENTS OF RECORD IN INSTRUMENT NOS. 20010103-0000902, 20011129-0130322, 20130626-0065783 AND 20130916-0097049; HOA CHARTER OF RECORD IN INSTRUMENT NO. 20020412-0045831 AND QUITCLAIM DEED TO HOA OF RECORD IN INSTRUMENT NO. 20020501-0053757, AS RE-RECORDED IN INSTRUMENT NO. 20020507-0056338, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

LAURA MITCHELL EXECUTES THIS DEED BY POWER OF ATTORNEY RECORDED SIMULTANEOUSLY HEREWITH IN INSTRUMENT NO. 20140102-0000122, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 7617 Leveson Way, Nashville, Tennessee 37211
(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 23rd day of December, 2013.

John Stephen Erck by Laura Mitchell, attorney-in-fact
John Stephen Erck by Laura Mitchell, Attorney-In-Fact

Erica Simone Erck by Laura Mitchell, attorney-in-fact
Erica Simone Erck by Laura Mitchell, Attorney-In-Fact

STATE OF Tennessee
COUNTY OF Davidson

Before me personally appeared LAURA MITCHELL to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN STEPHEN ERCK AND ERICA SIMONE ERCK and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN STEPHEN ERCK AND ERICA SIMONE ERCK.

Witness my hand and official seal, this the 23rd day of December, 2013.

Shauna Daniels
Notary Public
My Commission Expires: 3/7/17

(SEAL)

SHAUNA DANIELS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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