BILL GARRETT, Davidson County
Trans:T20140000569 DEEDWARR
Recvd: 01/03/14 10:37 2 pgs
Fees:13.00 Taxes:1324.23

20140103-0000764

WARRANTY DEED

B-AVE-13-4400

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $357,900.00

Daynie Sherrie Sutherland
Affiant

Subscribed and sworn to before me, this 30th DAY OF December, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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
Daynie Sherrie Sutherland	Churchill Mortgage Corporation	
4400 Belmont Park Terrace, Unit 146 (ADDRESS)	761 Old Hickory Blvd., Ste. 400 (ADDRESS)	
Nashville, TN 37215 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	131-03-0-B 146.00CO

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 DOROTHY ELIZABETH ORSBURN, MARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAYNIE SHERRIE SUTHERLAND, UNMARRIED, 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 BUILDING SITE NO. 146, ON THE PLAN OF SECTION TWO, ARDEN PLACE, AS SHOWN ON PLAT OF RECORD IN PLAN BOOK 4675, PAGE 119, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO DOROTHY ELIZABETH ORSBURN, UNMARRIED BY WARRANTY DEED DATED 04/22/2009 FROM LIANE E. PROCTOR, UNMARRIED OF RECORD IN INSTRUMENT 20090429-0039017, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING RESTRICTIONS AND EASEMENTS SHOWN OF RECORD IN BOOK 4675, PAGE 119; COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD IN BOOK 4754, PAGE 455, AS AMENDED IN BOOK 4819, PAGE 564, BOOK 4916, PAGE 277, BOOK 5019, PAGE 942, BOOK 5091, PAGE 66, BOOK 5129, PAGE 120, BOOK 5163, PAGE 384, BOOK 5231, PAGE 375, BOOK 5351, PAGE 592, BOOK 5514, PAGE 636, AND INSTRUMENT 20070816-0098235; HOA CHARTER OF RECORD IN BOOK 4749, PAGE 634; AND QUITCLAIM DEED TO HOA OF RECORD IN BOOK 4820, PAFE 77, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

GRANTOR'S SPOUSE DOES NOT JOIN IN THE EXECUTION OF THIS DEED DUE TO THE PROPERTY NEVER HAVING BEEN HIS PRIMARY, NOR MARITAL, RESIDENCE.

unimproved ( )
This is improved (X) property, known as 4400 Belmont Park Terrace, Unit 146, Nashville, Tennessee 37215
(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 30th day of December, 2013.

Dorothy Elizabeth Orsburn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Dorothy Elizabeth Orsburn, 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 30th day of December, 2013.

Notary Public

My Commission Expires: 1-9-16

(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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