BILL GARRETT, Davidson County
Trans:T20140018634 DEEDWARR
Recvd: 03/20/14 10:18 2 pgs
Fees:13.00 Taxes:913.90

20140320-0022952

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way Suite 202
Brentwood, Tennessee 37027
File No.: TN144023

WARRANTY DEED

TAHIRA J. PYSZKA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-30-2017

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $247,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th day of March, 2014

NOTARY PUBLIC

My commission expires: 7-30-17

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brittni Sesler 222 Garrett Drive Nashville, TN 37115	Churchill Mortgage 761 Old Hickory Blvd #400 Brentwood, TN 37027	14702008700

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Seven Thousand and 00/100 Dollars ($247,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **LAUREN GITTUS AND ANDREW GITTUS, WIFE AND HUSBAND,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **BRITTNI SESLER, AN UNMARRIED WOMAN,** hereinafter called the Grantee(s), her heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 165, Section 1, Caldwell Hall, Revised, as shown on plat of record in Plat Book 2900, Pages 57, 58 & 59, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Lauren Gittus and Andrew Gittus, wife and husband, by Warranty Deed from Oscar C. Iworah and wife, Caroline I. Iworah, dated 3/15/2012, recorded 3/19/2012, of record in Instrument No. 20120319-0023019, in the Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), her heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2014 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), her heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 18th day of March, 2014.

LAUREN GITTUS

ANDREW GITTUS

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, Lauren Gittus and Andrew Gittus, 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 seal, this the 18th day of March, 2014.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

Notary Public

My commission expires: 12/23/2014