BOX 50-B

PREPARED BY: RETURN TO.
BANKER[illegible] CORP.
[illegible]

BILL GARRETT, Davidson County
Trans:T20140024591 DEEDWARR
Recvd: 04/11/14 10:05 3 pgs
Fees:18.00 Taxes:2201.50

20140411-0030419

This document prepared by (and after recording return to):	
Name:	**William Davis, Attorney, P.C.**
Address:	**219 Ward Circle, Ste 5**
City, State, Zip:	**Brentwood, TN, 37027**
Phone:	**615-369-0039**

--Above This Line Reserved For Official Use Only------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **David Mensel and wife, Mary F. Mensel,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **David Kotulski and L'Nore C. Kotulski, husband and wife**, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the plan of Bowlingate, as shown on plat of record in Plan Book 6250, Page 844, Register's Office for Davidson County, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Mensel and wife, Mary F. Mensel by Warranty Deed dated 06/22/2005 from Overton T. Smith and wife, Jeanette E. Smith of record in Instrument 200506280074142, Register's Office for Davidson County, Tennessee.

Map & Parcel: 117-05-0-A 005.00CO

This property is known as: **3616 Bowlingate Lane, Nashville, TN 37215**

THIS CONVEYANCE IS SUBJECT to all encumbrances, easements, rights-of-way, restrictive covenants and other matters of public record as may affect the property, all matters of survey, taxes and assessments, and mineral reservations of record, if any but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantor and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims whatsoever.

WITNESS Grantor's hand this the 9th day of April, 2014.

David E. Mensel

David Mensel -Grantor

Mary F. Mensel

Mary F. Mensel -Grantor

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, David Mensel and Mary F. Mensel, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 9th day of April, 2014.

GERALD A. SMITH JR. STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

NOTARY PUBLIC

My Commission Expires: 1-14-15

Grantee(s) Name, Address:	Send Tax Statement To:
David Kotulski and L'Nore C. Kotulski	Churchill Mortgage Corporation
3616 BOWLINGATE LANE	761 Old Hickory Blvd., Ste 400
NASHVILLE TN 37215	Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$595,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me this 9th day of April, 2014.

Affiant

GERALD A. SMITH JR.
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

(Seal)

Notary Public

My commission expires:

1-14-15