WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Susanne Marlowe
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: 11-18-17
(AFFIX SEAL)

JOHN PARKER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20140027898 DEEDWARR
Recvd: 04/24/14 09:48 2 pgs
Fees:13.00 Taxes:795.50
20140424-0034401

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Laura Elizabeth Pfountz	Churchill Mortgage Corp.	Map 61-2
(NAME) 604 Joyce Lane	(NAME) 761 Old Hickory Blvd. #400	Parcel 57
(ADDRESS) Nashville, TN 37216	(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, **JAMES N. AMICK AND WIFE, EDNA R. AMICK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAURA ELIZABETH PFOUNTZ AND JEREMY BATSON, BOTH UNMARRIED,** 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 a part of the north part of Lot No. 4 on the Map showing the subdivision of the William Bradford Land of record in Book 547, page 91, Register's Office for said county, being part of a reserved strip lying west of Lot No. 273 on the Map of Gra-Mar Acres, Section VIII, of record in Book 2331, page 110, said Register's Office, and being shown as parcel 3 on the unrecorded Map of Sweeney Clark Realty Co.'s Property, described according to a survey dated January 10, 1963, made by Barge-Waggoner and Sumner, Engineers, as follows:

Beginning at a point in the southeasterly margin of Joyce Lane, said point lying North 63 deg. 41' East 7.8 feet along the southeasterly margin of Joyce Lane from the common corner of said Parcel designated "Reserved" and the parcel which is designated "Reserved for Future Development" and lies northeast of and is adjacent to Lot No. 334 on the Plan of Gra-Mar Acres, Section 11, of record in Book 2663, page 113, said Register's Office; thence with the southeasterly margin of Joyce Lane, North 63 deg. 41' East 120 feet to a point; thence South 26 deg. 02' East 230.4 feet to a point; thence South 54 deg. 40' West 88 feet to a point; thence North 33 deg. 46' West 246.3 feet to the beginning.

Being the same property conveyed to James N. Amick and wife, Edna R. Amick, by deed from Mark K. Beecham and wife, Katharine Beecham, of record in Instrument No. 20060710-0082432, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; and (b) all matters appearing on the plan of record in Book 547, page 91 and Book 2331, page 110, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 604 Joyce Lane, Nashville, Tennessee 37216
(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 17 day of April, 2014.

James N. Amick

Edna R. Amick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James N. Amick and Edna R. Amick, the bargainor, 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 Nashville, Tennessee this 17 day of April, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015