BOX 10-A

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2014.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

TONYA B. CHERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires SEPT 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard A. Hyatt	Churchill Mortgage Corp.	141-07-0B-163.00 CO
(NAME)	(NAME)	
1117 Sommersby Court	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221	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, Lisa B. Wright and Clifton D. Wright, wife and husband, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Richard A. Hyatt and Eleah M. Hyatt, husband and wife, 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 Lot No. 165, on the Plan of Somerset Farms, Section 4, Phase 4, a PUD, of record in Plat Book 9700, Page 658, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Lisa B. Wright and Clifton D. Wright, husband and wife, by deed of record in Instrument No. 20121113-0104433, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Lisa B. Wright by Clifton D. Wright as her Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20140502-0037275, in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1117 Sommersby Court, Nashville, TN 37221

(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.

BILL GARRETT, Davidson County
Trans:T20140030219 DEEDWARR
Recvd: 05/02/14 10:39 2 pgs
Fees:13.00 Taxes:721.50
20140502-0037276

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

Witness our hands this 30th day of April, 2014.

Lisa B Wright by Clifton D Wright as her attorney in fact

Lisa B. Wright by Clifton D. Wright as her attorney in fact

Clifton D Wright

Clifton D. Wright

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clifton D. Wright, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of April, 2014.

Commission expires:

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017

Notary Public

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 30th day of 2014 before me personally appeared Clifton D. Wright, the person who executed the foregoing instrument on behalf of Lisa B. Wright, and acknowledged that he executed the same as the free act and deed of the said Lisa B. Wright, through Power of Attorney granted he by the said Lisa B. Wright.

Witness my hand and official seal at Franklin, Tennessee this 30th day of April, 2014.

Commission expires:

Notary Public

KASEY KELCHNER STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-24-2017