BILL GARRETT, Davidson County
Trans:T20140036088 DEEDWARR
Recvd: 05/22/14 16:20 2 pgs
Fees:13.00 Taxes:740.00
20140522-0044400

Warranty Deed



STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me, this the 16th day of May, 2014.

Notary Public

My commission expires: 7-3-17

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Brandon Vance	Churchill Mortgage Corporation	
1928 Upland Dr.	761 Old Hickory Blvd., Suite 400	072-12-0-296.00
Nashville, TN 37216	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **GARY GOETZMAN, MARRIED***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRANDON VANCE, MARRIED,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 135 on the Plan of Section Two Burchwood Gardens of record in Plat Book 2900, Page 66, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Gary Goetzman, married by Warranty Deed from Kathleen Dungan, unmarried of record in Instrument No. 20130503-0044961 Register's Office for Davidson County, Tennessee, dated May 01, 2013 and recorded on May 03, 2013.

Being the same property conveyed to Kathleen Dungan, an unmarried person by deed from Barbara S. Wilson n/k/a Barbara A. Stemmler, an unmarried person of record in Instrument No. 20071206-0141133 Register's Office for Davidson County, Tennessee, dated November 29, 2007, and recorded on December 06, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

** Neither Grantor nor Grantor's spouse ever resided in the above-described property.*

This is improved property known as 1928 Upland Dr., Nashville, TN 37216.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 16th day of May, 2014.

Gary Goetzman

STATE OF California
COUNTY OF Los Angeles

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Gary Goetzman and , with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 16th day of May, 2014.

Notary Public

My Commission Expires:

MILES ANTHONY GARRISON
Commission # 2041350
Notary Public - California
Los Angeles County
My Comm. Expires Sep 14, 2017