WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $450,400.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF MAY, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/8/16
(AFFIX SEAL)

G-VRES-14-4419

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Emily G. Landers and Tyler R. Landers	**Farmington Mortgage, A Division of Capstar Bank**	
(NAME) **4419 Milesdale Court**	(NAME) **2002 Richard Jones Road, Suite 300A**	**13112008800**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **Nashville, TN 37215**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRUCE A. CHURCH, MARRIED AND JAMES BYERLY, MARRIED ,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **EMILY G. LANDERS AND TYLER R. LANDERS, WIFE AND HUSBAND** hereinafter called the Grantee(s), their heirs and assigns, that 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. 8 on the Plan of Lealand Heights of record in Plat Book 2330, Page 71, 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 Bruce A. Church and James Byerly, to each undivided 50% interest by deed from Louise P. Compton aka Louise Pope Compton, widow of record in Instrument No. 20080715-0072527, dated July 11, 2008 and recorded on July 15, 2008, and Scrivener's Affidavit in Instrument Number 2011118-0090382, dated November 17, 2011, recorded November 18, 2011, Register's Office for Davidson County, Tennessee.

The above referenced property was investment property for the Grantors and has never been the principal marital residence of Bruce A. Church or James Byerly.

Jim Byerly as referenced on the Power of Attorney recorded simultaneously herewith and the said James Byerly are one and the same person.

This conveyance is subject to:
- Taxes for the year 2014 and subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 2330, Page 71, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2535, Page 285, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **4419 Milesdale Court, Nashville, Tennessee 37204**.

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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:T20140038729 DEEDWARR
Recvd: 06/03/14 11:41 2 pgs
Fees:13.00 Taxes:1666.48

20140603-0047808

Witness my/our hand(s) this the 29th DAY OF MAY, 2014.

Bruce A. Church

Bruce A. Church

James Byerly by Bruce Church
Attorney in Fact

James Byerly by Bruce Church,
Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRUCE A. CHURCH, the within named bargainor, 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, this the 29th of May, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bruce Church , to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JAMES BYERLY, and who acknowledged he executed the same as the free act and deed of the said JAMES BYERLY.

Witness my hand and official seal, this the 29th of May, 2014.

C. Loy Carney

Notary Public
My Commission Expires: _____
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212