WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140051946 DEEDWARR
Recvd: 07/18/14 11:07 2 pgs
Fees:13.00 Taxes:825.10
20140718-0063912

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $223,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 10/18/16

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney
2525 21st Avenue South, 2nd Floor
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry Hankins	Churchill Mortgage Corporation	
(NAME)	(NAME)	
1303 Newman Avenue	761 Old Hickory Blvd., Suite 400	61-15-281.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	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, **ROBERT NEIL DERINGTON, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KERRY HANKINS, 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 Lot No. 86 and the westerly 10 feet of Lot No. 87 on the plan of M.N. Young's Inglewood Annex, of record in Book 547, page 197, Register's Office for said county, to which plan reference is hereby made for a more complete description. **

BEING the same property conveyed to Robert Neil Derington by Warranty Deed from Long Acquisitions, Inc. dated March 23, 2006, of record in Instrument No. 20060324-0033545, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2014 real property taxes have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 547, page 197, said Register's Office; said Register's Office.

unimproved

This is improved x property, known as **1303 Newman Avenue, Nashville, TN 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.

** Said Lot No. 86 and Westerly 10 feet of Lot No. 87 front together 60 feet on the Northerly side of Newman and run back 135 feet 11 inches on the Westerly Line, and 133 feet 5 inches, more or less, on the Easterly line, to a dead line and measures 60 feet one inch thereon.

Witness my hand this 11th day of July, 2014.

Robert Neil Derington

ACKNOWLEDGMENT

STATE OF ~~TENNESSEE~~ Florida
COUNTY OF ~~DAVIDSON~~ Walton

Personally appeared before me, the undersigned, of said County, Robert Neil Derington, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 11th day of July, 2014.

Commission expires: 1 June 2018

Notary Public

JANICE KAY HASKINS
MY COMMISSION # FF 127804
EXPIRES: June 1, 2018
Bonded Thru Notary Public Underwriters