WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $280,000.00.

Affiant

Subscribed and sworn to before me this 18th day of July, 2014.

Notary Public
My Commission expires: 7-22-14
(Affix Seal)

AMY FREDRICKSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Wendi M. Ellis	Churchill Mortgage Corp.	087-02-0A-033.00CO
7408 Thornwood Court	761 Old Hickory Blvd. Ste 400	
Mt. Juliet, Tn 37122	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Leandrea C. Barham**,unmarried, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Wendi M. Ellis, unmarried,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 59, Final Plat Cobblestone Landing Subdivision, Phase I, of record in Instrument Number 20050822-0099471, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Leandrea C. Barham, an unmarried woman, by deed from Drees Premier Homes, Inc., an Ohio corporation, on May 3, 2007, of record in Instrument Number 20070514-0057280, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Instrument Number 20050822-0099471, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Instrument Numbers 20050829-0103476; 20101005-0079535; and 20101029-0086759, Register's Office for Davidson County, Tennessee.
- Homeowners Association for Cobblestone Landing.

This is improved property known as: **7408 Thornwood Court, Mt. Juliet, TN 37122**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 18, 2014.

Leandrea C. Barham
Leandrea C. Barham

BILL GARRETT, Davidson County
Trans:T20140053062 DEEDWARR
Recvd: 07/23/14 08:38 2 pgs
Fees:13.00 Taxes:1072.63
20140723-0065230

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Leandrea C. Barham** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 18, 2014

My commission expires 7/6/15

Notary Public

