WARRANTY DEED

BOX 50-B

PREPARED BY BANKERS TITLE ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

RETURN TO:

B-WR-14-409

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JULY, 2014.

Notary Public

MY COMMISSION EXPIRES: 1-9-16

(AFFIX SEAL)

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)
John David Maxwell	Churchill Mortgage Corporation	
(NAME)	(NAME)	
409 Moss Creek Court	161 Old Hickory Blvd Ste 400	**142-07-0B-016.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(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 **JOHN RAYMOND MOWRY, UNMARRIED AND MARGARET O'HARA MOWRY, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN DAVID MAXWELL,** 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. 16 on the Plan of Revised Final Plat Moss Creek Plantation of record in Plat Book 6900, Page 608, 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 Michael O. Mowry and Tina M. Mowry by Deed dated 2/21/2008 and recorded on 2/25/2008 in Instrument No. 20080225-0018361, Register's Office for Davidson County, Tennessee. And being the same property conveyed to Michael O. Mowry by deed from Tina M. Mowry of record in Instrument No. 20120430-0036376 Register's Office for Davidson County, Tennessee, dated April 23, 2012 and recorded on April 30, 2012. The said Michael O. Mowry, having since died on 11/27/2013 and bequeathed said property to John Raymond Mowry and Margaret O'Hara Mowry by Last Will and Testament of record in Docket No. 13P2029, filed in the Seventh Circuit Court Probate Division for Davidson County, Tennessee. The said John Raymond Mowry, as Executor of the Estate of Michael O. Mowry does hereby join in this conveyance to convey any and all interest the estate may have in and to said property.

This conveyance is subject to:

- Taxes for the year 2014 a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 6900, Page 455, revised in Plat Book 6900, Page 608, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 6519, Page 458 and amended in Book 6529, Page 560, Book 7037, Page 683, Book 7470, Page 130 and Book 7550, Page 809, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7369, Page 413, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **409 Moss Creek Court, Nashville, Tennessee 37221**.

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:T20140054323 DEEDWARR
Recvd: 07/28/14 11:54 2 pgs
Fees:13.00 Taxes:834.35

20140728-0066763

Witness my/our hand(s) this the 24th DAY OF JULY, 2014.

John Raymond Mowry

Margaret O'Hara Mowry

The Estate of Michael O. Mowry

John Raymond Mowry, Executor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN RAYMOND MOWRY AND MARGARET O'HARA MOWRY, 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/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of July, 2014.

Notary Public
My Commission Expires: 1-9-18
(SEAL)

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Raymond Mowry, Executor of The Estate of Michael O. Mowry, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be his/her free act and deed.

Witness my hand and official seal, this the 24th day of July, 2014.

Notary Public
My Commission Expires: 1-9-18
(SEAL):

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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