(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 198,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st Day of July, 2014

Notary Public:

MARY JANE KNOX STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

MY COMMISSION EXPIRES: 11-26-16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Cayce Borden	Churchill Mortgage Corp.	Parcel ID:
309 Pineway Drive	761 Old Hickory Blvd., Ste. 400	12010000700
Nashville, TN 37217	Brentwood, TN 37027	

FOR AND IN 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

Carol J. Holzapfel, unmarried

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Cayce Borden and wife, Angelica Borden

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. 25 on the Plan of Seven Oaks Section No. 2, of record in Plat Book 2133, Page 36 and amended in Instrument 20031124-0170620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Owen W. Holzapfel, Jr. and wife, Carol J. Holzapfel by deed from Paul Leonardo and Ruby S. Leonardo, of record in Book 5193, Page 760, dated September 2, 1977, Register's Office for said County. The said Owen W. Holzapfel, Jr. is now deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2087, Page 183, Register's Office for said County.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2133, Page 36 and amended in Instrument 20031124-0170620, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 309 Pineway Drive, Nashville, TN 37217

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.

Witness my hand this 31st day of July, 2014.

Carol J. Holzapfel

Carol J. Holzapfel

BILL GARRETT, Davidson County
Trans:T20140057726 DEEDWARR
Recvd: 08/07/14 09:55 2 pgs
Fees:13.00 Taxes:734.45

20140807-0071068

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carol J. Holzapfel, 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 at Nashville, Tennessee, this 31st day of July, 2014.

My Commission Expires: 8/23/14

Notary Public

