WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,900.00.

Affiant

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

Notary Public

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

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-KW-14-2533

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)
Derek Pence and Jessica H. Pence	Churchill Mortgage Corporation	
(NAME)	(NAME)	
2533 Stinson Road	761 Old Hickory Blvd, Ste 400	**084-16-0-053.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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 **CHAZ BARROW, AN UNMARRIED MAN,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DEREK PENCE AND JESSICA H. PENCE** 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:

J.

Land in Davidson County, Tennessee, being Lot No. 22 on the Plan of Hargis Heights Subdivision of record in Plat Book 974, Page 82, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 22 fronts 65 feet on the easterly side of Stinson Road and runs back between lines 142 feet on the northerly line and 152.6 feet on the southerly line to a dead line in the rear on which it measures 124.6 feet thereon.

Being the same property conveyed to Chaz Barrow by deed from Daniel S. Morris of record in Instrument No. 20040928-0116664 Register's Office for Davidson County, Tennessee, dated September 23, 2004 and recorded on September 28, 2004. (Value of consideration shown in aforementioned deed $115,000.00.)

This conveyance is subject to:
- Taxes for the year 2014.
- Subject to all matters shown on the Plan of record in Plat Book 974, Page 82, Register's Office for Davidson County, Tennessee.
- Agreement of record in Book 11629, Page 426, 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: **2533 Stinson Road , Nashville, Tennessee 37214**.

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:T20140065725 DEEDWARR
Recvd: 09/04/14 09:57 2 pgs
Fees:13.00 Taxes:536.13
20140904-0080842

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

Chaz Barrow

Chaz Barrow

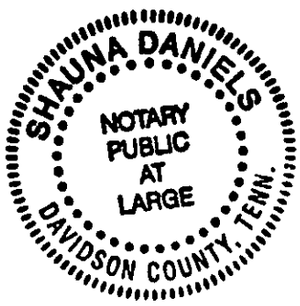
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAZ BARROW, 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 executed the within instrument for the purposes therein contained.

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

Shauna Daniels

Notary Public
My Commission Expires: 3/7/17
(SEAL)



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