Chapman & Rosenthal Title, Inc.

2002 Richard Jones Road, Ste 203-A

Nashville, TN 37215

WARRANTY DEED

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Y-KW-14-770

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $506,000.00.

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 11-3-2015

(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 E. Bautch and Nancy C. Bautch	**Churchill Mortgage Corporation**	
(NAME) **770 Peach Orchard Drive**	(NAME) **761 Old Hickory Blvd., Ste. 400**	**13215006600**
(ADDRESS) **Nashville, TN 37204**	(ADDRESS) **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 **PAIGE M. PRATHER (N/K/A PAIGE M. TANKSLEY), MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JOHN E. BAUTCH AND NANCY C. BAUTCH, HUSBAND AND WIFE,** 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 6, SUBDIVISION PLAT OF PEACH ORCHARD HILL, as shown on plat of record in Plat Book 6250, Page 728, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Paige M. Prather, unmarried by Warranty Deed from Ray Tucker and wife, Susan R. Tucker, recorded on the 30th day of May, 2012 in Instrument No. 20120530-0046657, in the Register's Office of Davidson County, Tennessee. The said Paige M. Prather having since married is now known known as Paige Tanksley. Grantor's spouse joins in the execution of this Deed for the purpose of conveying any and all interest, marital or otherwise, that he may have in said property.

This conveyance is subject to:

- County of Davidson taxes for the year 2014.
- Plat of SUBDIVISION PLAT OF PEACH ORCHARD HILL, as recorded in Plat Book 6250, Page(s) 728.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 6701, Page 618, Book 8102, Page 836 and Book 8118, Page 383.
- Charter of Homeowners Association recorded in Book 8132, Page 656.
- Easement for Sanitary Sewer, recorded in Book 7593, Page 539.
- Easement for Water Main, recorded in Book 7593, Page 580.
- Easement for Drainage, recorded in Book 10501, Page 199.
- Easement Agreement recorded in Book 8113, Page 989.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **770 Peach Orchard Drive, Nashville, Tennessee 37204**.

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:T20140073959 DEEDWARR
Recvd: 10/01/14 15:17 2 pgs
Fees:13.00 Taxes:1872.20
20141001-0090735

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

Paige M. Tanksley

Matthew Tanksley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PAIGE M. TANKSLEY, 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 September, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MATTHEW TANKSLEY, 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 September, 2014.

Notary Public
My Commission Expires:
(SEAL)

C. LOY CARNEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires August 23, 2016

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