BILL GARRETT, Davidson County
Trans:T20140085254 DEEDWARR
Recvd: 11/12/14 12:24 2 pgs
Fees:13.00 Taxes:464.35
20141112-0104230

WARRANTY DEED
VB2014-0170

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires October 18, 2016

OATH OF CONSIDERATION:

SS.
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,500.00

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THIS 7TH DAY OF OCTOBER, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10-18-16

THIS INSTRUMENT PREPARED BY:
VANDYBINE TITLE & ESCROW, INC.
69 THOMPSON LANE
NASHVILLE, TENNESSEE 37211
OFFICE: (615) 367-5111

ADDRESS OF NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Marc Trottier **249 Bart Drive** **Nashville, TN 37013**	~~Same~~ CHURCHILL MORTGAGE CORP. 761 OLD HICKORY BLVD #400 BRENTWOOD, TN 37027	**162 030 103.00**

WARRANTY DEED

FOR AND IN CONSIDERATION OF ten dollars ($10) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, James M. Walsh, married, *(hereinafter called the "Grantor")*, has this day bargained and sold, transferred and conveyed and by these presents does bargain, sell, transfer and convey unto Marc Trottier, a single man *(hereinafter called "Grantee")*, a certain tract or parcel of land in the Civil District of Davidson County, State of Tennessee, described as follows, to-wit:

Property located in Davidson County, Tennessee, being Lot No. 46 on the Plan of Colewood Hills Subdivision, Section I, of record in Book 4300, Page 130, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to James M. Walsh and wife, Cynthia A. Walsh, by Warranty Deed from Larry Wayne Cooper and wife, Kathryn Lee Cooper, dated October 7, 1986, recorded October 14, 1986, of record in Book 7008, Page 146, Register's Office for Davidson County, Tennessee. Cynthia A. Walsh having deceased on August 7, 1987. Chrissa Walsh, hereby joining in this conveyance to convey any right, title and interest she may have to the property by virtue of marriage to James M. Walsh.

The above-described property is improved property known as **249 Bart Drive, Nashville, TN 37013**

THIS CONVEYANCE IS SUBJECT TO:
(1) 2014 property taxes which have been paid at closing;
(2) All restrictions of record in Book 4548, Page 912;
(3) All easements of record;
(4) All matters appearing on the plan of record in Plat Book 4300, Page 130;
(5) All applicable government and zoning regulations;

TO HAVE AND TO HOLD, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free,

clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 7th day of October, 2014.

GRANTORS:

James M. Walsh

Chrissa Walsh

SS.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BEFORE ME, the undersigned Notary Public of the State and County aforementioned, personally appeared James M. Walsh and Chrissa Walsh, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the within named bargainors, and that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, this 7th day of October, 2014.

Notary Public
My Comm. Exp.: 5-24-17

JULIE COONE
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

Return to:
Realty Title and Escrow Co, Inc.
206A Cool Springs Blvd #106
Franklin, TN 37067