(2)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

Subscribed and sworn to before me, this 12th day of December, 2014

Notary Public

MY COMMISSION EXPIRES: 03-07-17
(AFFIX SEAL)

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon W. Whipp	Churchill Mortgage Corporation	161-06-0
(NAME)	(NAME)	(MAP)
639 Woodett Dr.	761 Old Hickory Blvd, Suite 400	025.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37211	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, James A. Box and wife Kerene D. Box, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Shannon W. Whipp and wife, Robyn J. Johnikin, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 98 on the Plan of Section Three, McMurray Woods, of record in Plat Book 3300, Page 83, 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 James A. Box and wife, Kerene D. Box by Warranty Deed from William H. Cates and wife, Reba G. Cates, of record in Book 4680, Page 996, Register's Office for Davidson County, Tennessee, dated February 13, 1973 and recorded on February 14, 1973.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 639 Woodett Dr., Nashville, Tennessee 37211

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.

BILL GARRETT, Davidson County
Trans:T20140093971 DEEDWARR
Recvd: 12/16/14 11:09 2 pgs
Fees:13.00 Taxes:666.00
20141216-0114876

Witness my/our hand(s) this 12th day of December, 2014.

James A. Box by Ronald J. Box as Attorney-in-Fact

James A. Box by Ronald J. Box as
Attorney-in-Fact

Kerene D. Box by Ronald J. Box as Attorney-in-Fact

Kerene D. Box by Ronald J. Box as
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Ronald J. Box, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for James A. Box, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name James A. Box, the bargainor, by the said Ronald J. Box, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12th day of December, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State of Tennessee and Williamson County, appeared Ronald J. Box, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the Attorney-In-Fact for Kerene D. Box, the within named bargainor, and that he as such Attorney in Fact being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name Kerene D. Box, the bargainor, by the said Ronald J. Box, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee on this the 12th day of December, 2014.

Notary Public

John M. Wells
State of Tennessee Notary Public
Davidson County

My Commission Expires: 7/4/2015