BILL GARRETT, Davidson County
Trans:T20150017861 DEEDWARR
Recvd: 03/12/15 08:17 2 pgs
Fees:13.00 Taxes:932.40
20150312-0021060

WARRANTY DEED

27076

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 6th DAY OF MARCH, 2015.

(Affix Seal) Notary Public

My Commission Expires: 8/23/16

KATHRYN CASSIDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXPIRES AUG 23, 2016

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
231 PUBLIC SQUARE, SUITE 312
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Michael Hull and wife, Jungmi Ju	Churchill Mortgage Corporation	Map/Parcel
7044 Northridge Drive	761 Old Hickory Blvd, #400	142-13-OA-024.00-CO
Nashville, TN 37221	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 consideration, the receipt of which is hereby acknowledged, ZACHERY R. WOLFE AND WIFE, AMANDA C. WOLFE, FKA AMANDA C. SULLIVAN, hereinafter called the GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto MICHAEL HULL AND WIFE, JUNGMI JU, hereinafter called the GRANTEES, 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 No. 24 on the Plan of Phase I and Boundary Plat of Riverside, as of record in Plat Book 6900, pages 490-492, revised Plat Book 6900, page 784, and corrected as Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee, to which plan refernce is made for a more complete description.

Being the same property conveyed to Zachary R. Wolfe, unmarried by Warranty Deed from Charles H. Robbins, married and Lee Sharon Robbins, unmarried of record in Instrument No. 20060307-0026034, Register's Office for Davidson County, Tennessee AND conveyed to Zachery R. Wolfe and wife, Amanda C. Wolfe, FKA Amanda C. Sullivan by Quitclaim Deed from Zachary R. Wolfe of record in Instrument No. 20090608-0053103, Register's Office for Davidson County, Tennessee. Also Instrument of Correction of record in Book 20100826-0067764, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

a. Davidson County taxes for the year 2015 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTORS paying his/her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 142-13-OA-024.00-CO.
b. All matters appearing on the Plan of record as Book 6900, pages 490-492, revised in Plat Book 6900, page 784, corrected in Instrument No. 20040506-0052081, Register's Office for Davidson County, Tennessee.
c. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 7185, page 619; Book 7405, page 780, as amended in Instrument No. 20040419-0044162; Instrument No. 20091204-0111306; and Instrument No. 20091124-0108147, Register's Office for Davidson County, Tennessee.
d. Dedication of common area to Riverside Homeowner's Association of record in Instrument No. 20040608-0067841 and Instrument No. 20140602-0047409, Register's Office for Davidson County, Tennessee.
e. Charter of incorporation of Riverside Homeowner's Association of record in Book 7829, page 703, Register's Office for Davidson County, Tennessee.
f. Easement for conservation greenway of record in Instrument No. 20041019-0125877, Register's Office for Davidson County, Tennessee.
g. Easement for water line of record in Book 6970, page 275, Register's Office for Davidson County, Tennessee.
h. Easement contained in deed of record in Book 6972, page 45 and Book 7103, page 48, Register's Office for Davidson County, Tennessee.

i. Easement for drainage of record in Book 7574, page 645, Register's Office for Davidson County, Tennessee.
j. Easement for sewer line of record in Book 7803, page 642, Register's Office for Davidson County, Tennessee.
k. Easement to Harpeth Valley Utility District for Williamson and Davidson Counties, Tennessee, of record in Book 6970, page 278 and Book 6970, page 281, Register's Office for Davidson County, Tennessee.
l. Agreement recorded in Book 7400, page 645, Register's Office for Davidson County, Tennessee.
m. Quitclaim Deed to Riverside Homeowners Association for Open Space of record in Instrument No. 20140602-0047409, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 7044 Northridge Drive, Nashville, Tennessee 37221

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 the GRANTORS, do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and they do further covenant and bind themselves, their heirs and/or assigns, 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 our hands this 6th day of March, 2015:

Zachery R. Wolfe

Amanda C. Wolfe

Amanda C. Wolfe, FKA Amanda C. Sullivan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Zachery R. Wolfe and Amanda C. Wolfe, fka Amanda C. Sullivan, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of March, 2015:

Amy T. Nelson

Notary Public

My commission expires: 11/15/2015

AMY T. NELSON
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN