WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/15 11:23 3 pgs
Fees:18.00 Taxes:1302.40
20150323-0024684

STATE OF TENNESSEE:
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $352,000.00

Ashley Reiss
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 20TH DAY OF MARCH. 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 6.26.16

RYAN A. RAFOTH STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1023B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Mary R. McGaughey	Churchill Mortgage Corporation	141140A02800CO
7704 Hansrote Cove	761 Old Hickory Blvd, Ste 400	
Nashville, TN 37221	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

STEPHEN A. RAWLINS AND WIFE, MELISSA B. RAWLINS

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MARY R. MCGAUGHEY, A SINGLE WOMAN

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A 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. 28 on the Plan of Hanover Park of Sheffield, of record in Book 9700, Page(s) 154, 155 and 156, Register's Office for said County, reference to which is hereby made for a more complete and accurate description.

Being the same property conveyed to Stephen A. Rawlins and wife, Melissa B. Rawlins by Warranty deed from Beazer Homes Corp., DBA Phillips Builders of record in Book 10264, page 994, Register's Office for Davidson County, Tennessee, dated November 15, 1996 and recorded on November 20, 1996. (Value or consideration shown in aforementioned deed $257,400.00.) Being also known as 7704 Hansrote Cove Nashville, TN 37221.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

a. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

b. Taxes for the year 2015 a lien, not yet due and payable.

c. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 154-156, Register's Office for Davidson County, Tennessee.

d. Subject to all matters shown on the PUD Boundary Plan of record in Book 7900, Page 999, in the Register's Office for Davidson County, Tennessee.

e. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10020, Page 110, as amended in Book 10301, Page 178, and Book 10640, Page 950, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

f. Charter of the Homeowner's Association of record in Book 10024, Page 619, in the Register's Office for Davidson County, Tennessee.

g. Quitclaim Deed conveying Common Area and Open Space of record in Book 10907, Page 505, in the Register's Office for Davidson County, Tennessee.

h. Subject to rights of others in and to the common areas and/or elements.

This is property known as 7704 Hansrote Cove, Nashville, TN 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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my hand on the 20th day of March, 2015.

Stephen A. Rawlins

Melissa B. Rawlins

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, STEPHEN A. RAWLINS AND MELISSA B. RAWLINS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of March, 2015.

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

Notary Public

My Commission Expires: _____

File #: 15-1023B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

