WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $150,000.00.

Affiant

Subscribed and sworn to before me this 27th day of March, 2015.

Notary Public
My Commission Expires: 8-19-2016
(Affix Seal)

KRISTEN JACOBS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Return To: Perrone & Young
109 Westpark Drive
Suite 330
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Frances Elizabeth Fachilla	Churchill Mortgage Corporation	050-1-0-015.00
3316 Moorewood Drive	761 Old Hickory Blvd, Suite 400	
Nashville, TN 37207	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **John D. Denton**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Frances Elizabeth Fachilla and Clarence E. Barnes, husband and wife,**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 633 on the Plan of Parkwood Estates, Section Four, of record in Book 3300, Pages 79 and 80, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John D. Denton from Secretary of Housing & Urban Development of Washington, D.C. by Special Warranty Deed on November 21, 2013, of record in Instrument Number 20131206-0124531, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 3300, Pages 79 and 80, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 3434, Page 270, as amended in Book 3616, Page 269 and Book 3702, Page 519, Register's Office for Davidson County, Tennessee.

This is improved property known as: 3316 Moorewood Drive, Nashville, TN 37207

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20150023510 DEEDWARR
Recvd: 03/31/15 12:17 2 pgs
Fees:13.00 Taxes:555.00
20150331-0027741

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 March 27, 2015.

John D. Denton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **John D. Denton** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this March 27, 2015

My commission expires 11-6-17

Notary Public

