RECORD AND RETURN TO;
TITLE PROFESSIONALS OF TENNESSEE, LLC
101 POINT EAST DRIVE
NASHVILLE, TENNESSEE 37216
FILE NO. 1260

BILL GARRETT, Davidson County
Trans: T20150033368 DEEDWARR
Recvd: 05/01/15 13:40 2 pgs
Fees: 13.00 Taxes: 584.60
20150501-0039532

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

MARKA L. NETTLE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$158,000.00.**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF APRIL, 2015.

Notary Public

MY COMMISSION EXPIRES: 12/18/2017

THIS INSTRUMENT WAS PREPARED BY
TITLE PROFESSIONALS OF TENNESSEE, LLC, 101 Point East Drive, Nashville, Tennessee 37216

ADDRESS OF NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jessica E. Jefferies et vir	**Churchill Mortgage Corporation**	**053090B12700CO**
2176 Freeman Lane	**761 Old Hickory Blvd., Suite 400**	
Madison, TN 37115	**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, **We, Alicia Prosser and husband, Rick Prosser**

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jessica E. Jefferies and husband, Christopher E. Jefferies**

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 172 on the Plan of Cumberland Station at Wilson Camp, Section 6, as of record in Instrument No. 200410270129152, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Alicia Prosser and husband, Rick Prosser by deed from Ben Arnold and wife, Megan Arnold of record in Instrument Number 20091117-0105899, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is the same legal description as used in the previous deed.

This is improved property known as 2176 Freeman Lane, Madison, TN 37115

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 aid 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.

WITNESS our hands this 17th **day of April, 2015.**

Alicia Prosser by Carl Douglas Crawley
attorney-in-fact

Alicia Prosser by Carl Douglas Crawley,
Attorney-in-Fact

Rick Prosser by Carl Douglas Crawley
attorney in fact

Rick Prosser by Carl Douglas Crawley,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 17th **day of April, 2015, personally appeared Carl Douglas Crawley, to me known to be the person who executed the foregoing instrument on behalf of Alicia Prosser and husband, Rick Prosser, as their Attorney-in-Fact, and acknowledged that Carl Douglas Crawley executed the same as the free act and deed of the said Alicia Prosser and husband, Rick Prosser, as though they had personally acted.**

WITNESS my hand and official seal at Nashville, Tennessee, this 17th **day of April, 2015.**

Marka L. Nettle

Notary Public

My Commission Expires: 12/13/17

