BILL GARRETT, Davidson County
Trans: T20150036576 DEEDWARR
Recvd: 05/12/15 10:31 2 pgs
Fees: 13.00 Taxes: 739.63
20150512-0043335

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 199,900.00

Affiant

Subscribed and sworn to before me, this 8th day of May, 2015.

Notary Public

My commission expires: 10/18/16

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
256 SEABOARD LANE SUITE E105
FRANKLIN, TN 37067

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Benjamin Thomas Burford	Churchill Mortgage Corporation	**142070F08700CO**
7252 Highway 70 South #1506	761 Old Hickory Blvd #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 GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Anna Wilson Ladd and husband, Buddy Ray Ladd

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Benjamin Thomas Burford, single person

HEREINAFTER CALLED THE GRANTEES, 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 87, Unit No. 1506, of Bellevue Commons Townhomes, created under Title 66, Chapter 27, Section 101, et/seq., as established by a master Deed recorded as Instrument No. 20000720-0071772, re-recorded as Instrument No. 20000828-0084760, in the Registers' Office of Davidson County, Tennessee, together with an undivided percentage interest in the common elements appurtenant to said Unit. Reference is hereby made to the Site Plan of Bellevue Commons, as set forth in said Master Deed for a more complete identification and location of said Unit.

Being the same property conveyed to Anna Wilson, a single person, by Warranty Deed from Andrew J. Pulliam and wife, Laura L. Pulliam, dated 08/31/2009 and recorded on 09/03/2009 in Instrument Number 20090903-0083151, Register's Office for Davidson County, Tennessee. Anna Wilson married Buddy Ray Ladd and is now Anna Wilson Ladd. Buddy Ray Ladd joins in this conveyance for the purpose of conveying any marital rights he may have in said property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 7252 Highway 70 South #1506, 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, 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 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/our hand(s) this 8th day of May, 2015.

Anna Wilson Ladd
ANNA WILSON LADD

BUDDY RAY LADD

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Anna Wilson Ladd and husband, Buddy Ray Ladd, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of May, 2015.

Notary Public

My Commission Expires: 9/11/17

MARK B. LEEDOM NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON