THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, ATTORNEY AT LAW
12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20150044181 DEEDWARR
Recvd: 06/05/15 08:37 2 pgs
Fees:13.00 Taxes:765.90
20150605-0052614

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Nicholas L. Perreault and Camille I. Perrault 2312 Peak Hill Cove Nashville, TN 37211	Churchill Mortgage Corporation 761 Old Hickory Blvd., Suite 400 Brentwood, TN 37027	172-12-0B-062.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **HF HFR, LLC**, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **NICHOLAS L. PERREAULT and wife, CAMILLE I. PERRAULT**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Section Five, Bradford Hills, of record in Plat Book 7900, pages 287 & 288, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to HF HFR, LLC, by Warranty Deed from Carl W. Cartee and Heather L. Cartee, of record on 08/15/2011, at Instrument No. 20110815-0062808, Davidson County Register of Deeds.

This is improved property known as **2312 Peak Hill Cove, Nashville, Tennessee 37211** .

This conveyance is subject to any and all visible easements, relevant easements of record, covenants, conditions, restrictions, master deeds, by-laws, and the like of record, applicable government and zoning regulations, and all other matters of record or of law.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **1st** day of **June, 2015**:

HF HFR, LLC

By: x _____

Name: James L. Huddart

Title: Manager

By: x Margaret M Huddart

Name: Margaret M. Huddart

Title: Manager

STATE OF Oregon)
)
COUNTY OF Marion)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **James L. Huddart and Margaret M. Huddart**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged themselves to be the **Managers** of **HF HFR, LLC**, the within named bargainor, and further acknowledged that such person executed the foregoing instrument in behalf of **HF HFR, LLC** for the purposes therein contained.

Witness my hand and official seal on this the 1st day of June, 2015:

_____
NOTARY PUBLIC

My Commission Expires: 11/17/2016

OFFICIAL SEAL
TERISA ANN THORNE
NOTARY PUBLIC-OREGON
COMMISSION NO. 473423
MY COMMISSION EXPIRES NOVEMBER 17 2016

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $207,000.00.

_____
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2015:

_____
Notary Public

My Commission Expires: 7-16-18

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON