WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/15 10:42 3 pgs
Fees:18.00 Taxes:780.70
20150609-0053984

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$211,000.00~~

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-20-15
(AFFIX SEAL)

TERESA TAYLOR NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Austin Jenckes	**Churchill Mortgage Corp.**	120-00-0
(NAME)	(NAME)	(MAP)
1212 Currey Road	**761 Old Hickory Blvd, #400**	079.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Charles William Foster, Trustee of the Charles William Foster Revocable Trust of 1996, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Austin Jenckes and Brittany C. Townsend, husband and wife, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 on an unregistered copy of a map made by S. J. Wilkinson, Surveyor, dated May 2, 1946, showing the subdivision of Lots Nos. 1 and 4 of the Ensley Lands, of record in Plan Book 2, Page 70, in the Chancery Court Davidson County, Tennessee, described as follows:

Beginning at a point in the northerly margin of Currey Road, 150 feet west of the westerly margin of a 25 foot lane shown on said plan and being the corner of Lots Nos. 3 and 4; thence with the line between said lots north 01 deg. 45' west 574 feet to a point; thence north 86 deg. 10' west 150 feet to the corner of Lots Nos. 2 and 3; thence with the line between said lots south 01 deg. 45' east 577 feet to the north margin of Currey Road; thence with the margin of the same south 87 deg. 15' east 150 feet to the beginning.

Being the same property conveyed to Charles W. Foster and wife, Sadie L. Foster by Warranty deed from James E. Harris and wife, Audrey M. Harris of record in Book 3940, page 538, Register's Office for Davidson County, Tennessee. Sadie L. Foster died in 1995 leaving Charles W. Foster, surviving tenant by the entirety.

Being the same property conveyed to Charles William Foster, Trustee of the Charles William Foster Revocable Trust of 1996 by Quitclaim deed from Charles William Foster, an un-remarried widower of record in Book 10039, page 192, Register's Office for Davidson County, Tennessee, dated May 1, 1996 and recorded on May 3, 1996.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 1212 Currey Road, Nashville, Tennessee 37217

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 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 my/our hand(s) this 8th day of Jne, 2015.

Charles William Foster, Trustee of the Charles William Foster Revocable Trust of 1996 by Olivia F Gordon as Attorney-in-Fact

Charles William Foster, Trustee of the Charles William Foster Revocable Trust of 1996 by Olivia F. Gordon as Attorney-in-Fact

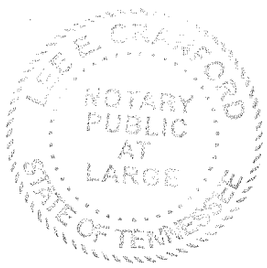
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Olivia F. Gordon as Attorney-in-Fact for Charles William Foster, Trustee with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the attorney-in-fact for the within named bargainor, Trustee of the Charles William Foster Revocable Trust of 1996 and that she executed the foregoing instrument for the purposes therein contained by signing the name Charles William Foster, Trustee, the bargainor, by the said Olivia F. Gordon, as Attorney in Fact.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 8th day of June, 2015.

Notary Public

My commission expires 1/9/2016



RETURN TO
Stewart Title Company
1630 NW Broad St., Suite 100
Murfreesboro, TN 37129
File # 01288-25780

True Copy Certification

I, **Teresa Taylor** , 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.

Teresa Taylor

Signature

State of **Tennessee**

County of **Rutherford**

Personally appeared before me, **Tammy McCauley** , a notary public for this county and

state, **Teresa Taylor** 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: 9-18-17

Notary' Seal (if on paper)

