WARRANTY DEED

O-MR-15-1213

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,550.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF JUNE, 2015.

Notary Public

MY COMMISSION EXPIRES: 11-3-15
(AFFIX SEAL)

ANITA LESTER — STATE OF TENNESSEE NOTARY PUBLIC — DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ronnie G. Craighead	**Churchill Mortgage Corporation**	
(NAME)	(NAME)	
1213 Danbury Ct	**761 Old Hickory Blvd., Suite 400**	**108-04-0A-084.00-CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	**Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **MARJORIE E. TOMLINSON, AS TRUSTEE OF FAMILY TRUST OF MARJORIE E. TOMLINSON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RONNIE G. CRAIGHEAD, AN UNMARRIED MAN,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 32 on the Plan of Final Plat Villages of Larchwood Phase II, Section III of record in Plat Book 9700, Page 861, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Marjorie E. Tomlinson, as Trustee of Family Trust of Marjorie E. Tomlinson by Quitclaim deed from Marjorie E. Tomlinson of record in Instrument No. 20050526-0059507 Register's Office for Davidson County, Tennessee, dated May 23, 2005 and recorded on May 26, 2005.

This conveyance is subject to:
- Taxes for the year 2015 and thereafter, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 9700, Page 861, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 6435, Page 189, Book 8067, Page 292, Book 8150, Page 765, Book 8495, Page 747, Book 10715, Page 162; Book 10940, Page 499; Book 11448, Page 741; Instrument No. 20010625-067106, and Instrument No. 20000928-0096105, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.
- Charter of Homeowner's Association of record in Book 8376, Page 933 and Book 10715, Page 160, in the Register's Office for Davidson County, Tennessee.
- Quitclaim for Common area to Homeowners Association of record in Book 8400, Page 677 and Book 8543, Page 303, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1213 Danbury Ct , Nashville, Tennessee 37214**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20150051813 DEEDWARR
Recvd: 06/29/15 10:19 2 pgs
Fees:13.00 Taxes:582.94
20150629-0062094

Witness my/our hand(s) this the 25th DAY OF JUNE, 2015.

Family Trust of Marjorie E. Tomlinson

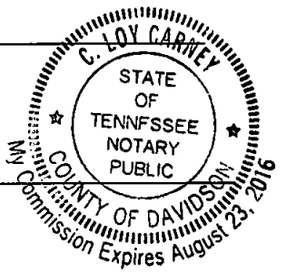
Marjorie E. Tomlinson, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Loy Carney, the undersigned notary public, Marjorie E. Tomlinson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the trustee of the Family Trust of Marjorie E. Tomlinson, and who further acknowledged that she is authorized by said Trust Agreement to execute the within instrument, as trustee of said trust.

WITNESS my hand and seal this 25th day of June, 2015.

Notary Public



My commission expires:

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212