Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 127,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th day of June, 2015.

Notary Public

Commission Expiration:

10/18/16

BILL GARRETT, Davidson County
Trans: T20150052463 DEEDWARR
Recvd: 06/30/15 11:31 2 pgs
Fees: 13.00 Taxes: 469.90
20150630-0062974

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Matthew Machurek 119 Heathcote Court Goodlettsville, TN 37072	Churchill Mortgage Corporation 761 Old Hickory Blvd, Suite #400 Brentwood, TN 37027	-02607007400

WARRANTY DEED

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 ACKNOWLEDGED, WE, **Kathleen N. Emery and husband, Nathan C. Emery**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Matthew Machurek, unmarried**, 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:

Property known as 119 Heathcote Court Goodlettsville, TN 37072, County of Davidson

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 180 as shown on the Final Plat of Windsor Green, Phase I, as of record in Plat Book 6250, Page 46, Register's office for Davidson County, Tennessee, to which record reference is hereby made and adopted for a more complete description thereof.

Being the same property conveyed to Kathleen N. Emery and husband, Nathan C. Emery by Deed from Kathleen N. Emery dated 09/21/12, recorded on 10/02/12 and filed of record in Instrument No. 20121002-0089655, said Register's Office.

Tax Map and Parcel ID is as follows 02607007400

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 119 Heathcote Court, Goodlettsville, TN 37072

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 hand this 26th day of June, 2015.

Kathleen N. Emery

Nathan C. Emery

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of June, 2015, before me personally appeared Kathleen N. Emery and husband, Nathan C. Emery, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 26th day of June, 2015.

KENNETH SWEZEA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 10-18-2016

Notary Public
Commission Expiration:
10/18/16