WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150063256 DEEDWARR
Recvd: 07/31/15 14:11 2 pgs
Fees:13.00 Taxes:730.93
20150731-0075918

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $197,549.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 29th DAY OF JULY, 2015

NOTARY PUBLIC

MY COMMISSION EXPIRES 8-23-16

JOYCE JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG. 23 2016

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1308B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Elizabeth Dunaway	Churchill Mortgage Corporation	172-12-0A-064.00-CO
925 Fallview Trail	761 Old Hickory Blvd, Ste 400	
Nashville, TN 37211	Brentwood, TN 37027	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TASHA ADAMS, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

ELIZABETH DUNAWAY, AN UNMARRIED WOMAN

HEREINAFTER CALLED THE GRANTEE(S), 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 No. 306 on the Plan of Section Two, Bradford Hills, a planned unit development, of record in Plat Book 7900, Page 6 amended in Book 7900, Page 117, 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 Tasha Adams, unmarried by Warranty deed from Stephen D. Webb, married of record in Instrument No. 20070918-0111508 Register's Office for Davidson County, Tennessee, dated September 14, 2007 and recorded on September 18, 2007.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 7900, Page 6, as amended in Book 7900, Page 117, 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 8069, Page 170, Book 8885, Page 517 and Book 8074, Page 269, 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.

By-Laws of Bradford Hills Homeowner's Association of record in Book 8071, Page 531, in the Register's Office for Davidson County, Tennessee.

Charter of Bradford Hills Homeowner's Association of record in Book 8071, Page 520, in the Register's Office for Davidson County, Tennessee.

Quit Claim Deed for common areas to Bradford Hills Homeowner's Association of record in Book 8154, Page 304, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

This is property known as 925 Fallview Trail, Nashville, TN 37211

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 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 hand on the 29th day of July, 2015.

Tasha Adams

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, TASHA ADAMS, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29th day of July, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1308B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027