(1)

BILL GARRETT, Davidson County
Trans: T20150063291 DEEDWARR
Recvd: 07/31/15 15:30 2 pgs
Fees: 13.00 Taxes: 584.60
20150731-0076010

WARRANTY DEED	State of Tennessee County of Williamson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $158,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th day of June, 2015 Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

TRACEY HERRON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Leah Biddle	Churchill Mortgage Corporation	07509007400
(NAME)	(NAME)	
248 Bonnacroft Drive	761 Old Hickory Blvd., Suite 400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Mark Finkelstein, married,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Leah N. Biddle, an unmarried woman and Zachary Wilson, an unmarried man, as joint tenants with the rights of survivorship,** 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:

Land in Davidson County, Tennessee, being Lot No. 99, on the Map of Hermitage Hills Subdivision, Section 1, as of record in Book 2900, Page 48, Register's Office for Davidson County, Tennessee.
Said Lot No. 99 fronts 80 feet on the southwesterly side of Bonnacroft Drive and runs back between parallel lines 150 feet to a dead line and measures 80 feet thereon.

Being the same property conveyed to Mark Finkelstein by Deed from The Estate of Ralph Wayne Peck and Lesa Gale Ingram, Individual and Tonya Renette Worthom, Individual, recorded on September 12, 2014, of record in Instrument Number 20140912-0083823, Register's Office for Davidson County, Tennessee. Mark Finkelstein warrants and represents that this property was owned as investment property only and never as his marital residence.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

unimproved ☐

This is improved ☑ property, known as 248 Bonnacroft Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 hands this 15th day of June, 2015.

Mark Finkelstein

State of Tennessee
County of Williamson

Personally appeared before me Mark Finkelstein, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 15th day of June, 2015.

J. TRENT LEHMAN
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public J. Trent Lehman
My Commission Expires: November 13, 2017

File No.: 10412