Prepared By ~~and Return to:~~
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

Affiant

File Number: 1507246

BILL GARRETT, Davidson County
Trans:T20150072832 DEEDWARR
Recvd: 08/27/15 11:10 2 pgs
Fees:13.00 Taxes:1202.50
20150827-0086845

Subscribed and sworn to before me, this 26th day of August, 2015.

Notary Public
My Commission Expires: 5/6/19

ASHLEY MART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 6, 2019

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Lorelei Samuelson	Churchill Mortgage Corp	141120E02400
1063 Morton Mill Ave.	761 Old Hickory Blvd. Ste 400	
Nashville, TN 37221	Brentwood, TN 37027	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Erin B. Tomlinson and Jason A. Tomlinson, wife and husband, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Lorelei Samuelson, unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Being all of Lot No. 17 on the Plan of Harpeth Crest, Phase 2, as of record in Instrument No. 20020403-0040556, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to Erin B. Tomlinson and Jason A. Tomlinson, wife and husband, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated April 13, 2006 of record in Instrument No. 20060427-0048359, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is _X__improved ___unimproved property known as 1063 Morton Mill Ave., Nashville, TN 37221.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 August, 2015.

Erin B. Tomlinson

Jason A. Tomlinson

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Erin B. Tomlinson and Jason A. Tomlinson with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 26th day of August, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Return to:
Realty Title
206A Cool Springs Blvd #101
Franklin, TN 37067