Return To: Perrone & Young 109 Westpark Drive Suite 330 Brentwood, TN 37027 WARRANTY DEED	STATE OF TENNESSEE COUNTY OF WILLIAMSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,000.00 Affiant Subscribed and sworn to before me, this 31st day of August, 2015 Notary Public MY COMMISSION EXPIRES: 04-19-2018 (AFFIX SEAL)

KRISTEN JACOBY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brunette T. Jeanniton-Daly	Churchill Mortgage Corporation	173 15 0-A
(NAME)	(NAME)	(MAP)
156 Claybrook Lane	761 Old Hickory Blvd.	139.00-CO
(ADDRESS)	(ADDRESS)	(PARCEL)
Antioch, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, I/we, Thad A. Edwards and wife, Judith A. Edwards, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Brunette T. Jeanniton-Daly, a single woman, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 139 on the Plan of Final Plat of Mill Run Subdivision Phase 2 (Cluster Lot Development) of record in Plat at Instrument No. 20011009-0109754, amended in Instrument No. 20020605-0067914, and further amended in Instrument No. 20020605-0067915 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 Thad A. Edwards and wife, Judith A. Edwards by Warranty deed from Tamara D. Gross now Bryant of record in Instrument No. 20060404-0038381 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, known as: 156 Claybrook Lane, Antioch, Tennessee 37013

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.

BILL GARRETT, Davidson County
Trans:T20150074825 DEEDWARR
Recvd: 09/02/15 10:56 2 pgs
Fees:13.00 Taxes:736.30
20150902-0089322

Witness my/our hand(s) this 31st day of August, 2015.

Thad A. Edwards

Judith A. Edwards

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Thad A. Edwards and Judith A. Edwards with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 31st day of August, 2015.

Notary Public

My Commission Expires: 9/20/17

JENNIFER D. STACEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY