Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

15-1-258

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $424,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF SEPTEMBER, 2015.

NOTARY PUBLIC

My Commission Expires
October 30, 2016
MY COMMISSION EXPIRES

LEESA TURNER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1353B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Deborah Lewis and David Lewis	Churchill Mortgage Corporation	172-14-0-B-130.00CO
4844 Redcastle Ridge	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,

KRISTINA L. BOW AND CHRISTOPHER M. DULIN, WIFE AND HUSBAND

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

DEBORAH LEWIS AND DAVID LEWIS, WIFE AND HUSBAND

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. 130 on the Plan of Cluster Lot Development Winfield Park, Phase 2, Section 1, Revision 1, of record in Plat at Instrument No. 20010313-0024106, 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 Kristina L. Bow and Christopher M. Dulin, wife and husband by Warranty Deed from Charles M. Eaton and wife, Cheri H. Eaton, of record in Instrument No. 20110224-0015146, Register's Office for Davidson County, Tennessee, dated February 23, 2011 and recorded on February 24, 2011. (

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 as Instrument Number 20010313-0024106, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Covenants, Conditions and Restrictions with By-Laws appended thereto, of record in Book 11113, Page 691, 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.

Easement(s) for Sanitary Sewer Lines of record in Book 5552, Page 657 and Book 1124, page 852, in the Register's Office for Davidson County, Tennessee.

Easement(s) for BellSouth Telecommunications of record in Book 11628, Page 204, in the Register's Office for Davidson County, Tennessee.

Easement(s) for BellSouth Telecommunications of record in Book 11744, Page 254, in the Register's Office for Davidson County, Tennessee.

Quitclaim Deed for Open Space Areas of record in Instrument Number 20020515-0059529, 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 4844 Redcastle Ridge, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20150080066 DEEDWARR
Recvd: 09/21/15 11:05 2 pgs
Fees:13.00 Taxes:1572.13
20150921-0095596

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 15th day of September, 2015.

Kristina L. Bow

Christopher M. Dulin

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, KRISTINA L. BOW AND CHRISTOPHER M. DULIN, 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 15th day of September, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumwright
State of Tennessee Notary Public
Williamson County

File #: 15-1353B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027