This Instrument Prepared By:
KRIS OLIVER, Attorney

MAP & PARCEL No. 07004000600

Advance Title Services, LLC
2000 Glen Echo Road, Ste 100
Nashville, Tennessee 37215

From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:
Daniel T. Hughes
2408 Gardner Lane
Nashville, TN 37207

SEND TAX BILLS TO:
Daniel T. Hughes
2408 Gardner Lane
Nash TN, 37207

WARRANTY DEED

FOR AND IN THE CONSIDERATION OF TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **VALERIE D. CHURCHWELL, AS THE SUBSTITUTE TRUSTEE OF THE JOHN E. CHURCHWELL REVOCABLE LIVING TRUST, AND INDIVIDUALLY**, "Grantor" has this day bargained and sold and does hereby transfer and convey unto **DANIEL T. HUGHES, UNMARRIED**, "Grantee", his heirs and assigns, forever, the following described real estate situated in Davidson County, State of Tennessee, to-wit:

LAND lying in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

BEING all of Lot Nos. 58 and 59, on the Plan of Haynes Heights, Section II, as shown by plat appearing of record in Book 2331, page 58, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

SAID Lot Nos. 58 and 59 adjoin and front together 376.8 feet on the easterly side of Gardner Lane and run back 187 feet on the southerly line of Lot No. 58 and 344.4 feet on the northerly line of Lot No. 59 to a dread line in the rear, measuring 199 feet thereon.

BEING the same property conveyed to the John E. Churchwell Revocable Living Trust, by Quitclaim Deed from John Edward Churchwell, dated January 3, 2014, appearing of record in Instrument No. 20140210-0011803, of the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO:

Any and all matters shown on the Plan of record in Book 2331, page 58; Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments, and liens provided in the Covenants, Conditions and Restrictions of Haynes Heights Subdivision of record in Book 2445, page 301 Register's Office for Davidson County, Tennessee.

This is improved property known as 2408 Gardner Lane, Nashville, TN 37207.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

The undersigned covenants with the said Grantee that she is lawfully seized and possessed of said parcel of real estate, and that she has a good and lawful right to convey the same; and that the same is unencumbered, except for the 2015 real property taxes which have been prorated between the parties and are assumed by the Grantee.

BILL GARRETT, Davidson County
Trans:T20150084386 DEEDWARR
Recvd: 10/05/15 09:27 2 pgs
Fees:13.00 Taxes:425.50
20151005-0100860

The undersigned further covenants and binds herself, her heirs and assigns, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, and the plural the singular, and the use of any gender shall be applicable to all genders.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this the 18 day of September, 2015.

Valerie D. Churchwell, Substitute Trustee of the
John E. Churchwell Revocable Living Trust and Individually

STATE OF Arizona)
)
COUNTY OF Maricopa)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, **Valerie D. Churchwell, Substitute Trustee of the John E. Churchwell Revocable Living Trust and Individually**, the within named bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 18 day of September, 2015.

NOTARY PUBLIC

My Commission Expires: oct 18 2015

OFFICIAL SEAL
SHABNAM HAYATI
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
OCTOBER 18, 2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $115,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me this 21st day of September, 2015.

NOTARY PUBLIC

My Commission Expires: 4-30-18

STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY