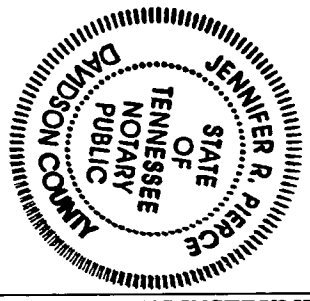
WARRANTY DEED	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSER IS **$144,287.00** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2015 Notary Public MY COMMISSION EXPIRES: 11-6-17



THIS INSTRUMENT WAS PREPARED BY:
Rose Tignor, Attorney for Main Street Title, Inc., 40 Burton Hills Dr, #200, Nashville TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Amy J. Trotto	Churchill Mortgage	
(NAME) 744 Charlie Gann Rd	(NAME) 761 Old Hickory Blvd. #100	06304010200
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Hazel Hannigan (NKA Hazel Howard) and husband, Jeffrey Howard and Douglas Hannigan (note that vesting Deed listed Hazel and Douglas as wife and husband however they have always been Daughter and Father. Also, Douglas Hannigan did not live on the property so no spousal rights pertain to his interest.)

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy J. Trotto, a single woman

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:

The following described real estate, to wit:
Lot 18, Revised Final Plat for Section 2 (Lots 4-30) Range Heights, as shown on plat of record in Plat Book 8250, Page 936, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for Restrictions, dedications, conditions, reservations, easements and/or other matters recorded in Plat Book 8250, Page 805 in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Hazel Hannigan and husband, Douglas Hannigan by Special Warranty Deed from Bank of America National Association as Successor by Merger to LaSalle Bank National Association, as Trustee for Certificate holders of EMC Mortgage Loan Trust 2005-B, Mortgage Pass-Through Certificates, Series 2005-B, by EMC Mortgage Corporation, as Attorney in Fact, dated 11/25/09 and recorded in Instrument No. 20091210-0113076 in the Davidson County, TN Register's Office.

unimproved ☐
This is improved ☒ property, known as **744 Charlie Gann Rd, Old Hickory, TN 37138**
(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

Davidson County DEEDWARR
Recvd: 10/13/15 14:40 3 pgs
Fees:18.00 Taxes:533.86
20151013-0104244

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 hand(s) this **9th day of October, 2015.**

Hazel Hannigan NKA Hazel Howard

Jeffrey Howard

Douglas Hannigan

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, a Notary Public of said County and State, **Hazel Hannigan (NKA Hazel Howard) and Jeffrey Howard, and Douglas Hannigan** the within named Seller(s) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that **they** executed the within instrument for the purposes therein contained.

Witness my hand at office on **9th day of October, 2015.**

Notary Public. My Commission Expires: 11-20-2018

KEVIN M BRADY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SU

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-5-2018

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
11.5.2018
STATE OF TENNESSEE