BILL GARRETT, Davidson County
Trans:T20150101193 DEEDWARR
Recvd: 11/30/15 14:36 2 pgs
Fees:13.00 Taxes:1017.50
20151130-0120615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

Subscribed and sworn to before me, this 24TH DAY OF NOVEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/8/17

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DYKE TATUM DAVIDSON COUNTY, TN

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
KRISTIN HEIL AND ANTHONY HEIL, WIFE AND HUSBAND	Churchill Mortgage Corporation (NAME)	00800007800
7510 Harper Rd. (ADDRESS)	761 Old Hickory Blvd. Ste. 400 (ADDRESS)	
Joelton, TN 37080 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we KENNETH WILSON a/k/a KENNETH RAY WILSON and wife, DEBORAH WILSON a/k/a DEBORAH F. WILSON, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KRISTIN HEIL AND ANTHONY HEIL, WIFE AND HUSBAND, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 2 ON THE FIRST REVISION OF THE CHRISTOPHER & MICHELLE CLUCK PROPERTY SUBDIVISION, OF RECORD IN INSTRUMENT NO. 20141125-0108734, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID L

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO KENNETH WILSON A/K/A KENNETH RAY WILSON AND WIFE, DEBORAH WILSON A/K/A DEBORAH F. WILSON BY SPECIAL/LIMITED WARRANTY DEED, DATED JANUARY 17, 2012, FROM DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR HSI ASSET SECURITIZATION CORPORATION TRUST 2006-OPT2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-OPT2, OF RECORD IN INSTRUMENT NO. 20120221-0014454, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO PROPERTY TAXES FOR THE YEAR 2016 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 7510 Harper Rd., Joelton, TN 37080
(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 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 24th day of November, 2015.

WARRANTY DEED

(Continued)

Kenneth Wilson aka Kenneth Ray Wilson

Kenneth Wilson a/k/a Kenneth Ray Wilson

Deborah Wilson aka Deborah F Wilson

Deborah Wilson a/k/a Deborah F. Wilson

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH WILSON a/k/a KENNETH RAY WILSON and wife, DEBORAH WILSON a/k/a DEBORAH F. WILSON, the herein bargainor(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 and official seal, this the 24th day of November, 2015.

Mary Birthright

Notary Public

My Commission Expires: 08-20-19

(SEAL)

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MARY BIRTHRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072