WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2238

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150110494 DEEDWARR
Recvd: 12/31/15 13:08 2 pgs
Fees:13.00 Taxes:1239.50
20151231-0131599

P-FC-15-5561-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $335,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF DECEMBER, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSELL
STATE OF TENNESSEE
NOTARY PUBLIC
PERRY COUNTY
My Commission Expires APRIL 28, 2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Allen Smithfield and Amanda Williams Smithfield	**Churchill Mortgage Corp.**	
(NAME)	(NAME)	
5561 Traceside Drive	761 Old Hickory Blvd. # 400	**155-16-0A-125.00 CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **CHERYL L. CHEFFINS (F/K/A CHERYL L. SULC), UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MICHAEL ALLEN SMITHFIELD AND AMANDA WILLIAMS SMITHFIELD, HUSBAND AND WIFE,** hereinafter called the Grantee(s), 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 144, SECTION 4, TRACESIDE, as shown on plat of record in Plat Book 9700, Page 125, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl L. Sulc, an unmarried woman by Warranty Deed from Taffi Lois McCord, an unmarried woman, recorded on the 15th day of July, 2011 in Instrument No. 20110715-0054285, in the Register's Office of Davidson County, Tennessee. The said Cheryl L. Sulc being one and the same, and now known as, Cheryl L. Cheffins.

This conveyance is subject to:
- All matters shown on plat of record in Plat Book 9700, Page 125 and Boundary Plat of record in Plat Book 7900, Page 705;
- Covenants, Conditions and Restrictions of record in Book 9236, Page 504, Book 9435, Page 493 and Book 9677, Page 675;
- By-Laws of record in Book 9668, Page 899;
- Articles of Incorporation of Traceside HOA of record in Book 9668, Page 894;
- Landscape Agreement of record in Book 10355, Page 859;
- Conveyance of open space of record in Instrument No. 20000329-0031455; and
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **5561 Traceside Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 29th DAY OF DECEMBER, 2015.

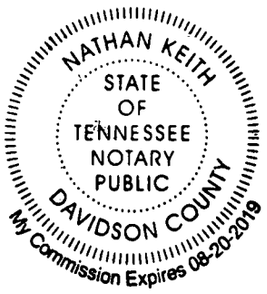
Cheryl L. Cheffins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHERYL L. CHEFFINS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 29th of December, 2015.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212