WARRANTY DEED

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M15-2213

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $246,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF December, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Breck Denman Phillips	Churchill Mortgage Corp.	
(NAME)	(NAME)	
1004 Elmshade Lane	761 Old Hickory Blvd.,#400	172-3-A 48
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	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, **LUCAS GATES AND ANA CLAUDIA GATES, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRECK DENMAN PHILLIPS,** 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:

Land in Davidson County, Tennessee, being Lot No. 48 on the Plan of The Woodlands, Phase 1, Section 1, of record in Plat Book 6900, Pages 498 and 499, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lucas Gates and Ana Claudia Gates by deed from Scott W. Conley and wife, Natalie M. Conley, of record in Instrument No. 20110606-0043277, Register's Office for Davidson County, Tennessee.

This conveyance is subject to 2015 real property taxes; All matters appearing on the plan of record in Book 6900, Pages 498 and 499,said Register's Office; Restrictive covenants of record in Book 7334, Page 109, Book 7408, Page 250, Book 7516, Page 37, Book 8464, Page 463, Book 8622, Page 390, Book 8634, Page 224, and Book 8643, Page 675, said Register's Office; Easement of record in Book 7336, Page 3, said Register's Office; and Charter of record in Book 8454, Page 246, said Register's Office.

This is improved x property, known as 1004 Elmshade Lane, Nashville, TN 37211 (unimproved)

(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.

This instrument executed pursuant to Power Of Attorney recorded simultaneously herewith in Instrument No. 20160106-0001275, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160001187 DEEDWARR
Recvd: 01/06/16 12:39 2 pgs
Fees:13.00 Taxes:912.05
20160106-0001276

Witness my hand this 28 day of December, 2015

Lucas Gates
by Forrest W. Gates, attorney in fact

LUCAS GATES

BY: FORREST GATES, ATTORNEY IN FACT

Ana Claudia Gates
by Forrest W. Gates, attorney in fact

ANA CLAUDIA GATES

BY: FORREST GATES, ATTORNEY IN FACT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of December, 2015, before me personally appeared Forrest Gates, to me known to be the person who executed the foregoing instrument on behalf of Lucas Gates and Ana Claudia Gates and acknowledged that he executed the same as the free act and deed of Lucas Gates and Ana Claudia Gates.

Witness my hand and official seal at Nashville, Tennessee this 28th day of December, 2015.

Commission expires:

KATHY SNIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 8, 2018

Kathy Snider
Notary Public