WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $235,500.00

Mason Embry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th day of March, 2016.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE

Lawyer's Escrow Service, Inc.
1550 N. Mt. Juliet Rd. Suite 111
Mt. Juliet, TN 37122

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

15002714

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mason Embry and Ashley Embry	Churchill Mortgage Corporation	
(NAME)	(NAME)	
3401 Harborwood Circle	761 Old Hickory Boulevard, Suite 400	108 12 0 075.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	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, I/WE, **KAT Inc.** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mason Embry and Ashley Embry, husband and wife** 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:

Being all of Lot No. 53 on the plan of Final Subdivision Plat of Section IV of East Lake of record in Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to KAT Inc. by Substitute Trustee's Deed dated September 18, 2015 from Shapiro & Ingle, LLP, a Tennessee limited liability partnership, Substitute Trustee, of record in Instrument Number 20150923-0096705, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

Improved Property known as: **3401 Harborwood Circle, Nashville, Tennessee 37214**

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.

BILL GARRETT, Davidson County
Trans:T20160018567 DEEDWARR
Recvd: 03/07/16 14:27 2 pgs
Fees:13.00 Taxes:871.35
20160307-0021722

Witness our hands this 4th day of March, 2016.

KAT Inc.

William R. Stokes Authorized Agent
By: William R. Stokes, Authorized Agent

STATE OF TENNESSEE
COUNTY OF Rutherford

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William R. Stokes the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Authorized Agent respectively of KAT Inc., the within named bargainor, a corporation, and that he/she as such Authorized Agent authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 4th day of March, 2016.

Commission expires: 6-18-17



Heather Lee
Notary Public

RETURN TO:

ALLEGIANCE TITLE OF TENNESSEE, LLC
278 DOUG WARPOOLE ROAD, STE 218
SMYRNA, TN 37167