SEND TAX STATEMENTS TO NAME AND ADDRESS OF NEW OWNERS:
CHURCHILL MTG.CORP.
~~Sarah L. Little~~
~~133 Plantation Court~~
~~Nashville, TN 37221~~
761 Old Hickory Blvd.,#400
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN FOR WHICH THE PREPARER ASSUMES NO RESPONSIBILITY.
PREPARED BY:
TRI-STAR TITLE CO., LLC.
106 E. COLLEGE STREET
MURFREESBORO, TN 37130

MAP &
PARCEL: 142050A01600CO

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1184

BILL GARRETT, Davidson County
Trans:T20160025001 DEEDWARR
Recvd: 03/29/16 08:52 2 pgs
Fees:13.00 Taxes:684.13
20160329-0029219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum and amount of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid, and for other good and valuable considerations, the receipt of all of which is hereby acknowledged, the undersigned, **WILLIAM CLARK FAIRCHILD, a widower,** has this day bargained and sold and does hereby transfer and convey unto, **SARAH LITTLE, an unmarried woman,** her heirs and assigns, forever, a certain tract or parcel of realty situated in Davidson County, State of Tennessee and being more particularly described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: A certain condominium apartment in Davidson County, Tennessee, being Unit No. C-6, together with the carport designated No. C-6-C, on the plan of River Plantation, Section Two, of record in Book 4660, pages 138 and 137, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to Linda L. Fairchild, by Quitclaim Deed from Linda L. Rediker, dated August 12, 2012, filed for record on August 30, 2012, in Instrument No. 20120830-0078476, Register's Office for Davidson County, Tennessee. Linda L. Fairchild died testate on July 9, 2015, her will having been admitted to the Probate Court of Rutherford County, Tennessee, of record in Will Book 59, Page 410, Office of the Court Clerk, Rutherford County, Tennessee, and filed for record on 2/23/16 in Instrument No. 20160223-0017013, Register's Office for Davidson County, Tennessee. William Clark Fairchild, widower of Linda L. Fairchild, is the devisee of her real property as set for in the admitted Last Will and Testament of Linda L. Fairchild.

With this conveyance, carport No. is being corrected to C-6-C from the incorrect C-6-E, due to scrivener's error in prior deed.

THIS property is subject to any and all lawful easements, setback lines, restrictions, etc. of record and applying to the within described property and to the zoning regulations of the appropriate governmental body.

POSSESSION of premises with delivery of deed.

REAL PROPERTY TAXES for 2016 will prorated between the parties herein.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

I further covenant with the said grantee, that I am lawfully seized and possessed of said real estate; that I have a good right to convey the same, and that it is unencumbered except for the 2016 real property taxes, which taxes have been prorated between the parties herein and the grantor having paid his prorata share unto the grantee; the grantee assumes and agrees to pay the same when due.

I do further covenant and bind myself, my heirs, assigns and representatives to forever warrant and defend the title to the said real estate unto the said grantee, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on this the 22nd day of March, 2016.

William Clark Fairchild

STATE OF TENNESSEE)
: ss.
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned authority, a Notary Public in and for the state and County aforesaid, the within named William Clark Fairchild, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Murfreesboro, Tennessee, on this the 22nd day of March, 2016.

NOTARY PUBLIC

My Commission Expires: 7/23/18

EILEEN SMITH STATE OF TENNESSEE NOTARY PUBLIC CANNON COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater is $184,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to and subscribed before me, this the 22nd day of March, 2016.

NOTARY PUBLIC

My commission expires: 4-28-19

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