WARRANTY DEED

HILARY MOHSENZADEH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-02-2018

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of April, 2016

Hilary Mohsenzadeh
Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John M. Funk	Churchill Mortgage	173160A00800CO
(NAME)	(NAME)	
3100 Hidden Creek Drive	761 Old Hickory Blvd., #400	
(ADDRESS)	(ADDRESS)	
Cane Ridge, TN 37013	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Kevin Ms. Grenier and spouse, Angela M. Grenier,** ,hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **John M. Funk and Suzanne Funk, 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:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat Hidden Creek (a Cluster Lot Subdivision), Phase 1, Section 1, Phase 2 and Phase 3, Section 1 of record in Plat at Instrument No. 20030213-0020016, and as corrected in Instrument No. 20030331-0042208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kevin M. Grenier and spouse, Angela M. Grenier by Warranty Deed from Joseph T. Sokolowski, Jr., and spouse Mary Sokolowski of record in Instrument No. 20141117-0105612, Register's office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 3100 Hidden Creek Drive, Cane Ridge, TN 37013
(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.

BILL GARRETT, Davidson County
Trans:T20160035849 DEEDWARR
Recvd: 05/02/16 09:31 2 pgs
Fees:13.00 Taxes:832.50
20160502-0042530

Witness my/our hands this 29th day of April, 2016.

Kevin M. Grenier

Angela M. Grenier

State of Tennessee
County of Williamson

Personally appeared before me Kevin M. Grenier and Angela M. Grenier, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of April, 2016.

Notary Public
My Commission Expires: 3-10-2019

File No.: 10695

