Warranty Deed

BILL GARRETT, Davidson County Trans:T20160037346 DEEDWARR Recvd: 05/05/16 09:45 3 pgs Fees:18.00 Taxes:629.00 20160505-0044428	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $170,000.00. Affiant Subscribed and sworn to before me, this the 4th day of March, 2016. Notary Public My commission expires: 7-16-18

AMY FREDRICKSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Joseph R. Bamber Tammy R. Rochelle	Churchill Mortgage Corp.	
3103 Lake Park Drive	761 Old Hickory Blvd. #400	119-15-0-014.00
Nashville, TN 37211-2722	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CLIFTON D. WARRICK, MARRIED*, AND SHIRLEY WARRICK, AND CLIFTON D. WARRICK, WIFE AND HUSBAND, AND CHRIS DANIEL WARRICK, MARRIED*, DEVISEES OF THE ESTATE OF WILLIAM DAVID WARRICK,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSEPH R. BAMBER AND TAMMY R. ROCHELLE, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 36 on the Plan of Southlake, Section Two, of record in Plat Book 2083, Page 84, 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 William David Warrick by Quitclaim Deed from William Loyd Wade, of record in Instrument No. 20060410-0040914, Register's Office for Davidson County, Tennessee, dated April 04, 2006 and recorded on April 10, 2006.

Being the same property conveyed to William David Warrick and Clifton D. Warrick by Quitclaim Deed from William David Warrick, unmarried, of record in Instrument No. 20150309-0019966, Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 09, 2015.

William David Warrick is now deceased. According to Affidavit of Heirship filed simultaneously with this instrument at Instrument No. 20160505-0044426, Davidson County Register of Deeds, Clifton D. Warrick is William David Warrick's only heir at law. There was also a holographic will by William David Warrick located at the time of his death, which named Clifton Warrick, Shirley Warrick, and Chris Daniel Warrick as devisees of his estate in its entirety. This will has not been submitted to probate, but is recorded for reference simultaneously with this instrument at Instrument No. 20160505-0044427, Davidson County Register of Deeds. Therefore, Clifton D. Warrick joins here to convey his one-half undivided ownership interest in the property, and Clifton D. Warrick, also known as Clifton Warrick, Shirley Warrick, and Chris Daniel Warrick all join in this conveyance to convey any and all interest that they have as devisees under the said unprobated holographic will of William David Warrick as to his one-half undivided ownership interest in the said property.

* Affidavit

* Grantors are married but property has never been a residence of the grantors or their spouses.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3103 Lake Park Drive, Nashville, TN 37211-2722.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2016.

Clifton D. Warrick

Clifton D. Warrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Clifton D. Warrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th th day of March, 2016.

Kristian Booth

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2016.

Shirley Warrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal this 7th th day of March, 2016.

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019

Notary Public

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 4th day of March, 2016.

Chris Daniel Warrick

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Daniel Warrick, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 7th th day of March, 2016.

Notary Public

KRISTIAN BOOTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires August 20, 2019