WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M16-1346

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS$263,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of May, 2016.

Notary Public

MY COMMISSION EXPIRES: 4-28-19
(AFFIX SEAL)

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

File No. 0001801

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Andrew Mennen	Churchill Mtg. Corp.	149-03-0-072.00
(NAME)	(NAME)	
2440 Rychen Drive	761 Old Hickory Blvd #400	
(ADDRESS)	(ADDRESS)	
Nashville, TN, 372173514	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans: T20160037933 DEEDWARR
Recvd: 05/06/16 13:29 2 pgs
Fees: 13.00 Taxes: 973.10
20160506-0045174

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, **Custom Concepts, LLC,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Andrew Mennen, unmarried man,** HEREINAFTER CALLED THE GRANTEE, 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. 404 on the Plan of Section 10, Edge-O-Lake Estates of record in Plat Book 3842, Page 180, 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 Brad Smotherman, married by Warranty deed from James Woodrow Newby and Betty Jo Brown, both unmarried, joint tenants with rights of survivorship of record in Instrument No. 20151005-0101428 Register's Office for Davidson County, Tennessee, dated October 02, 2015 and recorded on October 05, 2015.

Being the same property conveyed to Custom Concept, LLC, a Tennessee Limited Liability Company by Warranty deed from Brad Smotherman, married of record in Instrument No. 20151208-0123654 Register's Office for Davidson County, Tennessee, dated December 04, 2015 and recorded on December 08, 2015.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) taxes for 2016 which have been pro-rated between the parties and assumed by the Grantee herein; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 2440 Rychen Drive, Nashville, TN 372173514

(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.

Witness my hand this 3rd day of May, 2016.

Custom Concept, LLC

Kyle Campbell, Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Kyle Campbell, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself/herself to be Manager of Custom Concept, LLC, a Tennessee Limited Liability Company, the within named bargainor, and that he/she as such Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Company by himself/herself as Manager.

Witness my hand this 3rd day of May, 2016.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

RETURN RECORDED DOCUMENTS TO:

Magnolia Title & Escrow
1104 Fatherland Street
Nashville, TN 37206