RECORD & RETURN TO:
Midtown Title, LLC
1704 Charlotte Ave., Ste 105
Nashville, TN 37203
File No.: M16-1435

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $150,500.00.

Rachel Odom
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 6th day of May, 2016.

Amanda Vaughn
NOTARY PUBLIC

My commission expires: 8/23/2016

AMANDA VAUGHN
State of Tennessee Notary Public
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20160038754 DEEDWARR
Recvd: 05/10/16 10:25 2 pgs
Fees: 13.00 Taxes: 556.85
20160510-0046224

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Sarah E. Kelley	Churchill Mortgage Corp.	07507000100
(NAME)	(NAME)	
8413 Gullett Drive	761 Old Hickory Blvd. #400	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Brentwood TN 37027	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Susan Dianne Coles, Executrix and Personal Representative of the Estate of Woodrow Wilson Romines, Jr.,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Sarah E. Kelley, an unmarried woman**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Hermitage Estates, as of record in Plat Book 3300, Pages 70 and 71, Register's Office for Davidson County, Tennessee, to which said plan referene is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Woodrow W. Romines, Jr., an unmarried man by deed from Charles St. John, an unmarried man, of record in Instrument No. 20090602-0050418, Register's Office of Davidson County, Tennessee.

This property is __unimproved _X_improved property known as: 8413 Gullett Drive, Hermitage, TN 37076.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 6th day of May, 2016.

Estate of Woodrow Wilson Romines, Jr.

BY: Susan Dianne Coles, Executrix & Personal Representative

Susan Dianne Coles, Executrix and Personal Representative

TATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan Dianne Coles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged herselfself as Executrix and Personal Representative of the Estate of Woodrow Wilson Romines, Jr., and in his capacity as such Executrix and Personal Representative, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, at office, on this the 6th day of May, 2016.

Tammy Duncan

Notary Public

My Commission Expires: 4/17/19

TAMMY DUNCAN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122