(1)

Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

BILL GARRETT, Davidson County
Trans:T20160049207 DEEDWARR
Recvd: 06/10/16 09:23 2 pgs
Fees:13.00 Taxes:888.00

20160610-0058793

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.00.

Affiant

Subscribed and sworn to before me this 6th day of June, 2016.

Notary Public
My Commission Expires: 06/24/18

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

16-0313

Address of New Owner:	Send Tax Bills to:	Tax Information:
Robert Tate	Churchill Mortgage Corporation	147-01-0
642 Harding Place	761 Old Hickory Blvd., Suite 400	051.00
Nashville, TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in 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

William E. Erickson, a single person,

hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Robert Tate and Anna Tate, husband and wife

hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 285 on the Plan of Caldwell Hall, Section 2, as of record in Book 2900, Page 96, Register's Office for said County.

Said Lot No. 285 fronts 80 feet on the northerly side of Harding Place and extends back 190.4 feet on the westerly line and 202.9 feet on the easterly line to a dead line in the rear measuring 80.9 feet thereon.

Being the same property conveyed to William E. Erickson, a single person, by Warranty Deed, from Bank of America Illinois, Trustee, an Illinois banking corporation (F/K/A Continental Bank, N.A.), by EquiCredit Corporation of America, as Attorney-in-Fact, dated Feburary 5, 1997 of record in Book 10345, Page 591, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **642 Harding Place, Nashville, TN 37211.**

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 our hands this 6th day of June, 2016.

William E. Erickson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **William E. Erickson**, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 6th day of June, 2016.

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

D. Shayne Adair, Notary Public
State of Tennessee at Large
My Commission Expires: 06/24/18