BILL GARRETT, Davidson County
Trans:T20160050027 DEEDWARR
Recvd: 06/13/16 16:02 2 pgs
Fees:13.00 Taxes:603.10
20160613-0059878

WARRANTY DEED

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 163,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of June, 2016

Notary Public: 7.3.17

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Stephanie C. Holland	CHURCHILL MORTGAGE CORP.	Parcel ID:
3829 Round Rock Drive	7161 OLD HICKORY BLVD.	17601003700
Antioch, TN 37013	SUITE 400 BRENTWOOD, TN 37027	

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, we

Wendy M. Roth, unmarried

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

Stephanie C. Holland , a single woman

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. 92, on the Plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and Book 9997, Page 844, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Wendy M. Roth by deed from Lisa Marie Moffett and Kimberly Ann Ostrosky, devisees of the Last Will and Testament of Anna Marie Ostrosky, of record in Instrument 20140505-0037836, dated April 30, 2014, Register's Office for said County.

This conveyance is subject to all terms and provisions of the Restrictions and By-Laws of record in Book 7422, Page 235; Book 7422, Page 301; Book 7422, Page 304; Book 7857, Page 94; Book 9616, Page 470; Book 96216, Page 477; Book 9616, Page 470; Book 9616, Page 477; Book 9678, Page 187; and Book 9764, Page 44, said Register's Office.

This conveyance is made subject to: (1) 2016 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 6900, Page 511, as corrected in Book 7582, Page 167 and Book 9997, Page 844, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 3829 Round Rock Drive, Antioch, TN 37013

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 10th day of June, 2016.

Wendy M. Roth

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 Wendy M. Roth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 9th day of June, 2016.

My Commission Expires: 7-2-18

Notary Public

ZANA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.