Record and Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/16/16 15:30 2 pgs
Fees:13.00 Taxes:362.60
20160916-0097787

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 98,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of September, 2016.

Notary Public:

MY COMMISSION EXPIRES: 7.3.17
(AFFIX SEAL)

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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:
Franklin Westbrook	Franklin Westbrook	Parcel ID:
412 Churchill Xing	412 Churchill Xing	034030B41200 CO
Madison, TN 37115	Madison, TN 37115	

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

Maurice L. Huttenlocker, married

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

Franklin Westbrook

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 Unit No. 412, on the Plan of Churchill Crossing Condominiums, Phase 4, Building 4, as shown on Master Deed of record in Book 7792, Page 915, and amended in Book 10996, Page 199; Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110, and Instrument 20050829-0103075, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Maurice L. Huttenlocker by deed from William D. Castleman, Trustee, of record in Instrument 20060612-0069764, said Register's Office, dated June 6, 2006.

This conveyance is subject to all terms and provisions of the Master Deed, Restrictions, and By-Laws, of record in Book 7792, Page 915 amended in Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110; Book 10996, Page 199; Instrument 20050829-0103075 and Book 7792, Page 938, 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 Book 7792, Page 915 and amended in Book 10996, Page 199; Book 7804, Page 616; Book 7845, Page 540; Book 10635, Page 110 and Instrument 20050829-0103075, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

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 412 Churchill Xing, Madison, TN 37115

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 16th day of September, 2016.

Maurice L. Huttenlocker

STATE OF SOUTH CAROLINA
COUNTY OF Richland

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Maurice L. Huttenlocker, 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 this 12th day of September, 2016.

My Commission Expires: 3/8/26 Jennifer Curran
Notary Public

Jennifer Curran
NOTARY PUBLIC
State of South Carolina
My Commission Expires 3/8/2026

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019