BILL GARRETT, Davidson County
Trans:T20160094552 DEEDWARR
Recvd: 10/26/16 11:18 2 pgs
Fees:13.00 Taxes:580.90

20161026-0113150

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd., Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $157,000.00

Affiant

Subscribed and sworn to before me, this 4th day of October, 2016.

Notary Public
My commission expires: 9-19-18

ANNETTE BELYEA STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Address of New Owner:	Send Tax Bills to:	Tax Information
LOF Homes, LLC 2400 Pafford Drive Suite S Nashville, TN 37206	New Owner	094-01-0-297.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Deborah Churchwell,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **LOF Homes, LLC,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Plan of Shelby Village No. Two of record in Plat Book 1835, Page 48, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning at a point on the northerly margin of Sevier Court at the Southeast corner of Lot No. 120 on said Plan; thence with the line between said Lots Nos. 107 and 120, Northwestwardly 85 feet to common corner of Lots Nos. 107, 108, and 120; thence with the line between said Lots Nos. 107, 108 Northeastwardly 95.3 feet to the Westerly margin of South 15th Street; thence with the Westerly margin of said Street, Southeastwardly 58.7 feet to a monument at the beginning of a curve with a radius of 24 feet; thence around said curve in a Southwesterly direction 39.3 feet to a monument on the northerly margin of said Sevier Court; thence with the Northerly margin of said Sevier Court, Southwestwardly 7.5 feet to the beginning.

Being the same property conveyed to Deborah Churchwell and Charles Churchwell by Quitclaim deed from Deborah Churchwell and Eugene Hall Churchwell of record in Instrument No. 20060321-0032380 Register's Office for Davidson County, Tennessee, dated January 20, 2006 and recorded on March 21, 2006. (Value of consideration shown in aforementioned deed $0.00.) Being also known as 606 South 15Th Street Nashville, Tennessee 372063164.

The said Charles Churchwell having died on June 10, 2015 in Davidson County, Tennessee, leaving Deborah L. Churchwell surviving as sole owner or property described herein.

This property is improved property known as **606 South 15th Street, Nashville, TN, 37206-3164.**

This conveyance is subject to the following: (1) Subject to all matters shown on the Plan of record in Plat Book 1835, Page 48 and Book 2032, Page 191; (2) Easement(s) of record in Book 2015, Page 639 and Book 2086, Page 339, in the Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to said Grantee(s), 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 the 4th of October, 2016.

Deborah Churchwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Deborah Churchwell** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at this the 4th day of October, 2016.

Annette Belyea
Notary Public

My Commission expires: 9-19-18

ANNETTE BELYEA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

FILE NO: 2016084724