BILL GARRETT, Davidson County
Trans:T20170019435 DEEDWARR
Recvd: 03/07/17 09:52 2 pgs
Fees:13.00 Taxes:1067.45

20170307-0022302

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $288,500.00

Affiant

Subscribed and sworn to before me, this 3rd DAY OF March, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE PERRY COUNTY My Commission Expires APRIL 28, 2018

RMM17-1253

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kellen G. Maurice	Churchill Mtg.Corp.,	
1253 Scarcroft Lane	(NAME) 761 Old HIckory BLvd.,#400	
(ADDRESS) Nashville, TN 37221-6714	(ADDRESS) Brentwood,TN 37027	141-05-0A-233.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN ALLAN CECIL, III AND KATHLEEN CALLAHAN CECIL, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KELLEN G. MAURICE , UNMARRIED MAN, hereinafter called the Grantee(s), their heirs and assigns, that 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. 233 on the Plan of Avondale Park, Phase 2, Section 1, "Cluster Lot Subdivision", of record in Instrument No. 20110208-0011105, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John Allan Cecil, III and Kathleen Callahan Cecil, husband and wife by Special Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, of record in Instrument No. 20130806-0082126, Register's Office for Davidson County, Tennessee, dated August 05, 2013 and recorded on August 06, 2013.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record Instrument No. 20110208-0011105, Instrument No. 20081203-0117452 and amended in Instrument No. 2009033-0028791 and Instrument No. 20101223-0102254, Instrument No. 20041207-0145662, Instrument No. 20060110-0003857, Book 4118, Page 694, Book 4228, Page 635, Book 4273, Page 280, Instrument No. 20040204-0013639, Instrument No. 20040204-0013640, Instrument No. 20080818-0084836, Instrument No. 20040204-0013641, Instrument No. 20060512-0055867, Instrument No. 20090814-0076610, Instrument No. 20071002-0117293, Book 787, Page 7, Book 4193, Page 903, Book 5738, Page 832, Book 7601, Page 400, Book 1237, Page 674, Register's Office from Davidson County, Tennessee, to the Big Harpeth River and privilege of building a pump house and drainage across the Dower Tract (see deed of record in Book 840, Page 540, Instrument No. 20080826-0087638, Instrument No. 20081203-0117350, Book 4116, Page 151, Book 4363, Page 895, Instrument No. 20020821-0100879, Plat Book 4300, Page 49, Instrument No. 20021017-0127902, Book 341, Page 277, 350, Page 371, Book 362, Page 561, Book 513, Page 396, Book 1237, Page 674, Instrument No. 2000707-0063325, Book 840, Page 540, Book 5902, Page 469, Book 10748, Page 876, Book 6078, Page 619, Book 10023, Page 638, in Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 1253 Scarcroft Lane , Nashville, Tennessee 37221-6714
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this 3rd day of March, 2017.

John Allan Cecil, III

Kathleen Callahan Cecil

STATE OF SOUTH CAROLINA
COUNTY OF ANDERSON

On this the 2ND day of March, 2017, before me personally appeared John Allan Cecil, III and Kathleen Callahan Cecil, husband and wife to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 2ND day of March, 2017.

Notary Public

My Commission Expires: 04/28/2020

(SEAL)

Sonita M. Leak
South Carolina Notary Public
Book #12 Page 69A
My Commission Expires April 28, 2020

RETURN TO:
Homeland Title, LLC
1896 General George Patton
Franklin, TN 37067
Phone: (615)599-9959

WHEN RECORDED RETURN TO
Midtown Title, LLC
1704 Charlotte Avenue, #105
Nashville, TN. 37203
File No. M175937