BILL GARRETT, Davidson County
Trans:T20170022016 DEEDWARR
Recvd: 03/15/17 09:43 2 pgs
Fees:13.00 Taxes:739.63
20170315-0025270

STATE OF TENNESSEE
COUNTY OF WILSON
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $199,900.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 13th day of March, 2017.

NOTARY PUBLIC

My commission expires: 3-27-18

MORGAN O'NEILL STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY

Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Chris Eslick	Churchill Mortgage Corporation	136-05-0-011.00
(NAME)	(NAME)	
2917 Harbor Lights Drive	761 Old Hickory Blvd., Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Brentwood, TN 37027	

Warranty Deed

For and in Consideration of the sum of $199,900.00 cash in hand paid by the hereinafter named grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we **Andrew S. Burton and wife, Amanda K. Burton,** hereinafter called the **GRANTOR(S)**, have/has bargained and sold, and by these presents do transfer and convey unto **Chris Eslick, unmarried man**, hereinafter called the **GRANTEE(S)**, his/her/their successors and assigns, a certain tract or parcel of land, situated in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 29, as shown on the map entitled Section Two of Bayview, of record in Plat Book 9700, page 517, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to ANDREW S. BURTON AND WIFE, AMANDA K. BURTON, by deed from NVR HOMES, INC., T/A RYAN HOMES, A VIRGINIA CORPORATION, of record in Book 11021, page 500 , dated June 26, 1998 , said Register's Office.

This property is __unimproved _X_improved property known as: 2917 Harbor Lights Drive, Nashville, TN 37217.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

This conveyance is made subject to any and all easements and rights-of-way, public and private, as may be shown of record in the Register's Office for Davidson County, Tennessee, as well as those found upon inspection of the premises. This conveyance is further made subject to any and all matters shown on the plat of record in the office of the Register of Deeds where

the real property is situated.

Witness our hands this 13th day of March, 2017.

Andrew S. Burton

Amanda K. Burton by Andrew S. Burton her attorney-in-fact

Amanda K. Burton by Andrew S. Burton
her attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Andrew S. Burton, the herein bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13th day of March, 2017.

Notary Public
My Commission Expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

On this 13th day of March, 2017, before me personally appeared before me, a Notary Public in and for the aforesaid County and State, Andrew S. Burton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Amanda S. Burton, as evidenced by Power of Attorney of record in Book *, Page _____, Register's Office of Wilson County, Tennessee, and acknowledged that such person executed the same as the free act and deed of Amanda S. Burton. * 20170315-0025269

Witness my hand and seal, this 13th day of March, 2017.

Notary Public
My commission expires: 3-27-18

MORGAN O'NEILL
STATE OF TENNEESSEE NOTARY PUBLIC
WILSON COUNTY

After Recording Return to:
Birthright Title, LLC
2734 N. Mt. Juliet Road
Mt. Juliet, TN 37122