Davidson County DEEDWARR Recvd: 03/23/17 09:50 3 pgs Fees:18.00 Taxes:481.00 **20170323-0028360**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00 Affiant Subscribed and sworn to before me, this 22nd DAY OF March, 2017. Notary Public MY COMMISSION EXPIRES: 5/13/2020 (AFFIX SEAL)
WARRANTY DEED CMC17-5707	

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

DEANNA COOPER
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kerry A. Watkins	Churchill Mortgage Corporation	
5707 Brentwood Meadows Circle (ADDRESS)	761 Old Hickory Blvd, Ste 400 (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	161-13-0-020.00

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 THOMAS J. SEYFRIED AND WIFE, JODI SEYFRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KERRY A. WATKINS, 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. 27-B on the Plan of Zone Lot Division, Lot 27, Section Two, Brentwood Meadows, of record in Plat Book 6250, Page 671, 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 Thomas J. Seyfried and wife, Jodi Seyfried by Quitclaim Deed from Thomas J. Seyfried, of record in Instrument No. 20090522-0047420, Register's Office for Davidson County, Tennessee, dated May 15, 2009 and recorded on May 22, 2009.

This conveyance is subject to A) property taxes, which have been prorated and assumed by the Grantee(s) herein; B) Instruments of record in Book 5200, Page 782 and Plat Book 6250, Page 681, Book 6291, Page 292 and Book 6771, Page 442, Book 2448, Page 622, Book 1163, Page 96, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 5707 Brentwood Meadows Circle , Brentwood, Tennessee 37027
(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 21st day of March, 2017.

Thomas J. Seyfried

Jodi Seyfried

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson

On this the 21st day of March, 2017, before me personally appeared Thomas J. Seyfried and wife, Jodi Seyfried 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 21st day of March, 2017.

Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

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

True Copy Certification

I, Jamie Ivey, 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 therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, William S. Corley, a notary public for this county and state, Jamie Ivey, 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: 06/28/2017

