STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF March, 2017.

Notary Public
MY COMMISSION EXPIRES: 9/22/2020
File No. G17-7612D

REBECCA KROGER STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Davidson County DEEDWARR
Recvd: 03/27/17 10:57 2 pgs
Fees:13.00 Taxes:388.13
20170327-0029526

WARRANTY DEED

MAR-171495

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael T. Lyle and Sharon A. Lyle, husband and wife (NAME)	Cornerstone Financial Credit Union (NAME)	34-3-B-606 CO
606 Churchill Crossing (STREET ADDRESS)	1701 21st Avenue South (STREET ADDRESS)	
Madison, TN 37115 (CITY) (STATE) (ZIP)	Nashville, TN 37212 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Grace Samuel, Unmarried**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael T. Lyle and Sharon A. Lyle, husband and wife**, 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. 606 on the plan of CHURCHILL CROSSING, a Horizontal Property Regime established by the Master Deed and By-Laws of record in Book 7792, Page 915, as amended in Book 7804, Page 616, and Book 7845, Page 540, Register's Office of Davidson County, Tennessee; the Plat of which is of record in Plat Book 7900, Page 25, said Register's Office, and by the Third Amendment to the Master Deed of record in Book 10635, Page 110, said Register's Office, to which reference is hereby made for a complete and accurate description of said Unit.

BEING the same property conveyed to Grace Samuel, Unmarried from Brenda Joyce Williams, Unmarried, by Warranty Deed dated November 5, 2013, as Instrument No. 20131107-0115738, in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. This is a Condominium Unit, and pursuant to the Master Deed and Bylaws, is subject to Homeowner's dues and liens for assessment thereof.
3. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in P.U.D. Plat Book 7900, page 25, Register's Office for Davidson County, Tennessee.
4. The premises herein is a condominium apartment established pursuant to the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; also subject to easements, rights, and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land

embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, reservations, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime of Churchill Crossing and recorded in Book 7792, Page 915, Book 7804, Page 66, Book 7845,Page 540, Book 10635, Page 110, Book 10996, page 199, and in Instrument # 200508290103075 , Register's Office for Davidson County, Tennessee.

5. Charter of Homeowner's Association of record in Book 7788, page 924, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.
The signature of Grace Samuel is signed by her duly appointed Attorney-in-fact Sandra Elaine Merkel, pursuant to the Power of Attorney recorded in Instrument #__20170327-0029525____, said Register's Office.

This is improved property, known as 606 Churchill Crossing, 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. Whenever 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 20th day of March, 2017.

GRACE SAMUEL

By: Grace Samuel by Sandra Elaine Merkel, Attorney-in-Fact — March 20, 2017 Date

Sandra Elaine Merkel
Attorney-in-Fact

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and of said County and State, the within named Sandra Elaine Merkel, Attorney-in-Fact for Grace Samuel, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument for the purposes therein contained, and who further acknowledged that he or she is the Attorney-in-Fact of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of March, 2017.

My Commission Expires: 5/8/17

Notary Public

JACQUELINE M. BELOTE STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I Shelly M Smith, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

Personally appeared before me, Rebecca Kroger, a notary public for this County and State, Shelly M Smith, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY