398

Prepared by:
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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Affiant

Subscribed and sworn to before me, this 12th day of May 2017.

Notary Public
My commission expires: 11/3/2020

BILL GARRETT, Davidson County
Trans:T20170041179 DEEDWARR
Recvd: 05/15/17 13:38 2 pgs
Fees:13.00 Taxes:499.50
20170515-0047993

DESIREE D. MAXWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Address of New Owner:	Send Tax Bills to:	Tax Information
Joshua Bennett	CHURCHILL MORTGAGE CORP	147-16-0A-013.00-CO
	761 OLD HICKORY BLVD #400	
113 McMurray Cir	Brentwood, TN 37027	
Nashville TN 37211		

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 Alyssa M. Hernandez Forrest a married person hereinafter referred to as Grantor(s), has bargained and sold, and do hereby transfer and convey to Joshua Bennett and wife Jamie Bennett 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:

Being Unit No. 13 of a Planned Unit Development known as McMurray Court, as shown on the condominium site plan of record in Book 6250, Page 230, amended in Book 6606 Page 144, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Alyssa M. Forrest f/k/a Alyssa M. Hernandez by deed dated February 5, 2013, from Lori A. Gilliam and John E. Gilliam, a married couple and John E. Gilliam, Jr., unmarried, of record in Instrument No. 20130219-0016168, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following: 1) 2017 taxes, a lien which are not yet due and payable. 2) All matters appearing on the planned unit development known as McMurray Court of record in Plat Book 6250 Page 230 and amended in Book 6606

Page 144, Register's Office for Davidson County, Tennessee. 3) Covenants, conditions, restrictions, reservation, easements liens for assessments options power of attorney and limitations on title created by the Tennessee "Horizontal Property Act" TCA and as set forth in the Master Deed recorded in Book 6446 Page 539 and amended in Book 6481 Page 849, Book 7325 Page 261, Book 7338 Page 23, and Book 8631 Page 850.Register's Office for County, Tennessee 4) Charter for McMurray Court Homeowner's Association, Inc. of record in Book 6468 Page 196 and amended in Book 7529 Page 439.

This property is improved property known as 113 McMurray Cir, Nashville, Tennessee 37211

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 11 day of May, 2017.

Alyssa M. Hernandez Forrest

Eric T. Forrest who joins in this conveyance for the
Sole purpose of conveying any marital interest he may have

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 Alyssa M. Hernandez Forrest and Eric T. Forrest 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 Franklin, Tennessee, this 17 day of May, 2017.

Notary Public

My Commission expires: 2/25/19
FILE NO: 09977

AMY CROSS NANCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY