BILL GARRETT, Davidson County
Trans:T20170063993 DEEDWARR
Recvd: 07/26/17 10:14 2 pgs
Fees:13.00 Taxes:1455.95
20170726-0075484

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $393,500.00.

Affiant

Subscribed and sworn to before me this 14th day of July, 2017.

Notary Public
My commission expires: 5/5/20

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

06-1706-76738

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Tammi Tamara Gauldin	Churchill Mortgage	180-04-0-B-090.00 CO
3581 Fair Meadows Drive	761 Old Hickory Blvd., Ste. 400	
Nashville TN 37211	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Brandon Fleming, a single man**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Tammi Tamara Gauldin, unmarried woman,** hereinafter called the Grantees, their successors 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 Lot No. 148, on the Final Plat of Revision One, Brookview Forest, Phase III, of record in Instrument No. 20050919-0112306 (erroneously omitted in prior deed), as revised in Instrument No. 20051025-0128969, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Brandon Fleming, a single man by deed from Stacy S. Moss, unmarried, dated May 31, 2012, recorded June 12, 2012, of record in Instrument No. 20120612-0051308, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 3581 Fair Meadows Drive, Nashville, TN 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 Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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 14TH day of July, 2017.

Brandon Fleming

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Brandon Fleming**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 14th day of July, 2017.

Notary Public
State of Tennessee at Large

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY