17-CD-499

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

WARRANTY DEED

Bill Garrett Davidson County
Batch# 16769 **DEEDWARR**
10/23/2017 11:38:12 AM 2 pgs
Fees: $13.00 Taxes: $1,048.95

20171023-0108310

DONNA YOUNG
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
July 05, 2021
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $283,500.00.

Harrell Cutshall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF OCTOBER, 2017.

Donna Young
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Land Title South, Inc., 3326 Aspen Grove Drive, 400, Franklin, TN 37067

File No.: 17-CD-499

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Martin P Crockett	Churchill Mortgage Corp	
(NAME)	(NAME)	
1429 57th Avenue North	761 Old Hickory Blvd Ste 400	091 060 M 015.00 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF Two Hundred Eighty-Three Thousand Five Hundred And No/100 Dollars ($283,500.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, ALYSSA CECIL NOW KNOWN AS ALYSSA PIRTLE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARTIN P CROCKETT, SINGLE MAN, 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. 15, on the Plan of West Mill Townhomes, a Horizontal Property Regime with Private Elements, created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Declaration of Covenants, Conditions and Restrictions of West Mill Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20141223-0117663, Supplementals in Instrument No. 20150424-0036748, Instrument No. 20150929-0098582, in Instrument No. 20151218-0127193, and in Instrument No. 20151218-0127350, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in said Declaration of Covenants. Reference is hereby made to the plan of West Mill Townhomes, shown on Exhibit "C" to the Declaration of Covenants, of record in Instrument No. 20141223-0117663 and First Supplementary Declarations, in Instrument No. 20150424-0036748, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

Being the same property conveyed to Alyssa Cecil, an unmarried woman, by Warranty Deed, from Craighead Development, LLC, a Tennessee limited liability company, dated December 18, 2015, recorded December 21, 2015, of record in Instrument No. 20151221-0127972 , Register's Office for Davidson County, Tennessee. Alyssa Cecil is now know as Alyssa Pirtle.

Previously being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed, from NLC Partners, a Tennessee general partnership, dated June 2, 2014, recorded December 16, 2014, of record in Instrument No. 20141216-0115062, Register's Office for Davidson County, Tennessee.

Also previously being part of the same property conveyed to Craighead Development, LLC, a Tennessee limited liability company, by Special Warranty Deed, from NLC Partners, a Tennessee general partnership, dated February 18, 2015, recorded February 18, 2015, of record in Instrument No. 20150218-0014214, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 1429 57th Avenue North, Nashville, TN 37209
(House No.) (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 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. 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.

WITH THE hereditaments and appurtenances thereunto pertaining, hereby releasing any and all claims to homestead and dower therein.

IT IS THE INTENTION OF THE PARTIES HERETO to hereby create in Grantee a joint tenancy estate with right of survivorship and not as tenants in common.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described property.

Witness Alyssa Cecil now known as Alyssa Pirtle this 20 day of October, 2017.

Alyssa Pirtle

Jake Pirtle

STATE OF TENNESSEE
COUNTY OF Williamson

On this 20 day of October, 2017, before me personally appeared Alyssa Pirtle and husband Jake Pirtle to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Franklin, Tennessee this 20 day of October, 2017.

Commission Expires: _____

SUSAN HA
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIA

Notary Public

SUSAN HARVILLE
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 16, 2018
COUNTY OF WILLIAMSON