WARRANTY DEED

Bill Garrett Davidson County
Batch# 40556 **DEEDWARR**
12/21/2017 02:38:37 PM 2 pgs
Fees: $13.00 Taxes: $1,295.00

20171221-0130226

P-CMC-17-7040

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $350,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF DECEMBER, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 03-03-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ying Fu Bullard	**Churchill Mortgage Corporation**	
(NAME) **7040 Oak Brook Terrace**	(NAME) **761 Old Hickory Blvd., Suite 400**	**181-10-0A-119.00-CO**
(ADDRESS) **Brentwood, TN 37027**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ANGELO MARADE, AN UNMARRIED MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **YING FU BULLARD, A SINGLE WOMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors 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. 327 on the Plan of Final Plat, Phase Three, Autumn Oaks Subdivision of record in Plat at Instrument No. 20031029-0159380, 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 Angelo Marade by Trustee's deed from Sam J. McAllester, III, Substitute Trustee of record in Instrument No. 20080813-0083495 Register's Office for Davidson County, Tennessee, dated August 11, 2008 and recorded on August 13, 2008.

This conveyance is subject to:
• Taxes for the year 2018 and subsequent years
• Plan of record as Instrument Number 20031029-0159380, Register's Office of Davidson County, Tennessee.
• Boundary plat of Autumn Oaks of record in Book 6900, Page 786, in the Register's Office for Davidson County, Tennessee.
• Covenants, Conditions and Restrictions of record in Instrument Number 20010912-0099443, as amended in Instrument No. 20030513-0064238, Instrument No. 20101206-0096935 and Instrument No. 20100414-0028160, Register's Office for Davidson County, Tennessee
• Charter of Autumn Oaks Homeowner's Association, Inc. of record in Instrument Number 20010912-0099442, in the Register's Office for Davidson County, Tennessee.
• Restrictive Covenants of record in Book 6704, Page 397, Book 6704, Page 405 and Book 6968, Page 30, in the Register's Office for Davidson County, Tennessee.
• Easement to the United Telephone Company of record in Instrument Number 20020826-0103047 and Instrument No. 20020918-0113710, in the Register's Office for Davidson County, Tennessee.
• Easement for Landscape of record in Instrument Number 20030122-0009191, in the Register's Office for Davidson County, Tennessee.
• Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 9343, Page 196, Book 7515, Page 298, Book 9343, Page 199 and Book 11217, Page 799, in the Register's Office for Davidson County, Tennessee.
• One-fourth acre reserved for graveyard with right of ingress and egress of record in Book 261, Page 284, in the Register's Office for Davidson County, Tennessee.
• Storm Water Detention Agreement of record in Book 7760, Page 970 and Instrument No. 20030110-0004645, in the Register's Office for Davidson County, Tennessee.
• Right of Way agreement to the Columbia Transmission Company of record in Book 4240, Page 667, in the Register's Office for Davidson County, Tennessee.
• Contract of Easement and Furnishing of Water of record in Book 3376, Page 239, in the Register's Office for Davidson County, Tennessee.
• Right of Way to Gulf Interstate Gas Company of record in Book 2245, Page 271, Partial Release of

right-of-way of record in Book 6968, Page 25, in the Register's Office for Davidson County, Tennessee.
• Easement for the purpose of obtaining water from the spring of record in Book 475, Page 547, in the Register's Office for Davidson County, Tennessee.
• Notice of Acceptance of Public Infrastructure of record in Instrument Number 20101207-0097319, in the Register's Office for Davidson County, Tennessee.
• Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7040 Oak Brook Terrace, Brentwood, Tennessee 37027**.

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 the 19th DAY OF DECEMBER, 2017.

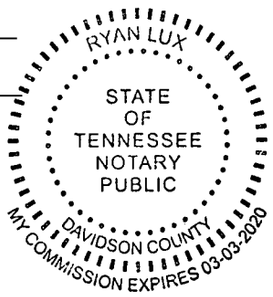
Angelo Marade

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ANGELO MARADE, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of December, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
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Nashville, TN 37212