WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$165,000.00.**

Affiant

Subscribed and sworn to before me this 3 day of August, 2018

Notary Public
My Commission expires: 12.12.20
(Affix Seal)

AMANDA MINOR NOTARY PUBLIC TENNESSEE COUNTY OF WILLIAMSON

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Brenna Alyn Durand	Churchill Mortgage Corp.	108080B01800CO
1105 Quail Court West	761 Old Hickory Blvd. Ste. 400	
Nashville, TN 37214	Brentwood, TN 37027	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Reed R. Working,** hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Brenna Alyn Durand, unmarried woman,** her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 18, Lot No. 15 in a Horizontal Property Regime as shown on a condominium site plan, Section 2, Phase II, Quail Valley, as of record in Book 5200, Page 395, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Reed R. Working, from Rhonda Crawford, by deed on March 30, 2018, of record in Instrument Number 20180403-0030918, Register's Office for Davidson County, Tennessee.

Note: this property has never been used by the Grantor as a residence, personal, marital or otherwise.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2018 and subsequent years a lien, but not yet due and payable. Map & Parcel 108080B01800CO
- Subject to all matters as shown on the Plan of record in Plat Book 5200, Page 395, Register's Office for Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 5857, Page 373; Book 5884, Page 534; Book 5869, Page 814; Book 5857, Page 502; Book 5857, Page 371; Book 6371, Page 105; Book 5851, Page 779; Book 6081, Page 130 and Book 5857, Page 372, Register's Office for Davidson County, Tennessee.

This is improved property known as: **1105 Quail Court West, Nashville, TN 37214**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Bill Garrett Davidson County
Batch# 124615 DEEDWARR
08/03/2018 03:53:30 PM 3 pgs
Fees: $18.00 Taxes: $610.50
20180803-0076590

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 our hands this August 3, 2018.

Reed R. Working

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Reed R. Working** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this August 3, 2018

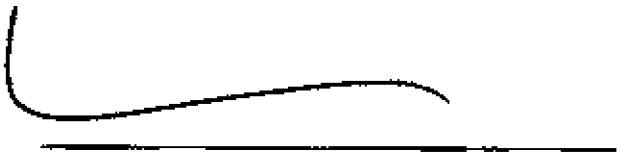
Notary Public

My commission expires 11-5-2018



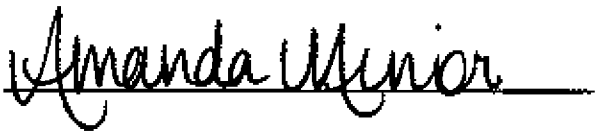
Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.



State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Amanda Minor**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



MY COMMISSION EXPIRES: 12.12.20

NOTARY'S SEAL:

