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Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $280,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of May, 2019.

Notary Public

My Commission Expires: 5-27-19

Karen Johnson Davidson County
Batch# 226754 DEEDWARR
05/07/2019 10:36:43 AM 2 pgs
Fees: $13.00 Taxes: $1,036.00

20190507-0042677

W. REID SOLOMON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 05-27-2019

19-0155

Address of New Owner:	Send Tax Bills to:	Tax Information:
Sandra Ruch	Churchill Mortgage Corporation	
1232 Reelfoot Circle	761 Old Hickory Blvd., #400	109-05-0-005.00
Nashville, TN 37214	Brentwood, TN 37027	

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, I

Harold L. Champion, a married man,

hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto

Sandra Ruch, a married woman

hereinafter called the GRANTEE, her heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 99 on the plat of Reelfoot Subdivision, Section 2 of record in Plat Book 5200, page 727, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Harold L. Champion and wife, Patricia A. Champion, by Warranty Deed dated April 9, 2001 from United Guaranty Residential Insurance Company, recorded April 30, 2001 at Instrument Number 20010430-0043394, Register's Office for Davidson County, Tennessee. The said Patricia A. Champion having since died on March 31, 2015 leaving Harold L. Champion as the surviving tenant by the entirety.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **1232 Reelfoot Circle, Nashville, TN 37214.**

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, her heirs and assigns, forever; and we do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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.

This property is neither the principal residence of the Grantor, his spouse nor any of his dependents.

Witness my hand this 2nd day of May, 2019.

Harold L. Champion

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 Harold L. Champion, the bargainor(s), with whom I am personally acquainted, and who acknowledged that the within instrument was executed for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 2nd day of May, 2019.

Notary Public – Kimbra Spann

My Commission Expires: 2/20/2023

