BOOK 11091 PAGE 928

WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,700.00 Maria E. Smith Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF AUGUST, 1998. Notary Public MY COMMISSION EXPIRES May 26, 2002 (AFFIX SEAL)

ELIZABETH E. TRIPLETT NOTARY PUBLIC DAVIDSON COUNTY, TENN. AT LARGE

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Maria E. Smith	**First Republic Mortgage Corporation**	**136-14-161**
(NAME)	(NAME)	
726 Holder Drive	**3212 West End Avenue, #500**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	**Nashville, TN 37203**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Kenneth R. Culliss and wife, Thelma C. Culliss**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Maria E. Smith , unmarried**, 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 Lot No. 6A on the Plan of Harbor Gate, Section 1, of record in Plat Book 6200, Page 355, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Kenneth R. Culliss, and wife, Thelma C. Culliss, by deed of record in Book 8566, Page 646, Register's Office for Davidson County, Tennessee.

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

This instrument is executed on behalf of Kenneth R. Culliss and wife Thelma C. Cullis by Rodney Killion pursuant to recorded Power of Attorney of record in Book 11091, Page 926, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as **726 Holder Drive, Nashville, TN 37217**
(House Number) (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.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

0482329
IDENTIFICATION & REFERENCE

98 SEP -1 PM 1:06
DAVIDSON COUNTY, TN.

4841 09/01 01:01 03CHECK 242.99

Witness **my/our hand(s)** this **26th day of August, 1998**.

Kenneth R. Culliss
By Rodney Killion
ATTY IN FACT.
Kenneth R. Culliss

Thelma C. Culliss
By Rodney Killion
ATTY IN FAC
Thelma C. Culliss

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 26th day of August, 1998, before me personally appeared Rodney Killion, the person who executed the foregoing instrument on behalf of Kenneth R. Culliss, and wife, Thelma C. Culliss, and acknowledged that they executed the same as their free act and deed of the said Kenneth R. Culliss, and wife, Thelma C. Culliss, through Power of Attorney granted Rodney Killion, by the
said Kenneth R. Culliss, and wife, Thelma C. Culliss.

Elizabeth E Triplett
Notary Public

ELIZABETH E TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Commission Expires: 05/26/2002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Kenneth R. Culliss, and wife, Thelma C. Culliss, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 1998.

Commission expires: 05/26/2002

Notary Public

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11091 PAGE 930

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 62700.00
				CON TX 231.99
				PRFEE 1.00
				WDEED 8.00
				CFEE 2.00
				TOTAL 242.99
				CHECK 242.99
09/01/98		01		13:08 0001 4841

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0482329
IDENTIFICATION REFERENCE

98 SEP -1 PM 1:06
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1340292