# WARRANTY DEED

LURA K. PERRY NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,738.00

Edward N. Davis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF SEPTEMBER, 2001.

Lura K. Perry
Notary Public

MY COMMISSION EXPIRES: 8/18/04
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122

Davidson County DEEDWARR
Recvd: 09/18/01 11:15 2pgs
Fees:13.00 Taxes:702.03
20010918-0100863

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Edward N. Davis | Capital Bank & Trust | MAP 98 |
| (NAME) 5041 Megan Drive | (NAME) 2200 Abbott Martin Road, Suite 201 | GROUP 13-D |
| (ADDRESS) Hermitage, TN 37076 | (ADDRESS) Nashville Tennessee 37215 | PARCEL 7.00 |
| (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,

THE MCCULLOCH COMPANY, LLC,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

EDWARD N. DAVIS AND WIFE, SHIRLEY A. DAVIS,

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:

Being Lot No. 7 on the Plan of Windsong Subdivision, as of record in Instrument No. 2001122-0115313, Registers Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to The McCulloch Co., LLC by deed from William D. Hagar of record in Deed Book 11349, page 237, Registers Office for said County and being a portion of the same property conveyed to The McCulloch Co., LLC by Warranty Deed from Ewell G. Hagar of record in Deed Book 11349, page 241, Registers Office for said County.

This conveyance is subject to Restrictive Covenants of record in Instrument Number 20001121-0115020, Registers Office for said County.

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

This conveyance is subject to Storm Water Detention Agreement of record in Instrument Number 200006270063950, Registers Office for said County.

unimproved ☐
This is improved ☒ property, known as 5041 Megan Drive, Hermitage, TN 37076
(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.

Witness our hands this 14th day of September, 2001.

The McCulloch Co., LLC

By: _____
RON MCCULLOCH, Chief Manager

Attest: _____

STATE of Tennessee
COUNTY of Wilson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Ron McCulloch with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledge himself to be a Chief Manager of The McCulloch Co., LLC, the within named bargainer, a Limited Liability Company, and that Ron McCulloch as such Chief Manager, executed the foregoing instrument for the purposes therein contained, by signing the name of the Limited Liability Company by Ron McCulloch as Chief Manager.

Witness my hand and official seal this 14th day of September, 2001.

My Commission Expires 8/8/04

LURA K. PERRY
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENN.

_____
Notary Public

File Number2108337
**RETURN TO:**
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122