**Return to: Box 10-B
Cohen & Cohen

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/28/01 13:26 2pgs
Fees:13.00 Taxes:706.02

20010928-0105099

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,817.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of September, 2001.

Notary Public

MY COMMISSION EXPIRES: 10/25/2003

(AFFIX SEAL)

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Bledsoe Jr.	AMSOUTH BANK	Map 98
(NAME) 5048 Megan Drive	(NAME) 2050 Parkway Office Circle	Group 13
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Birmingham, AL 35244	Parcel 0-D-12
(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

Charles E. Bledsoe Jr. and Wife, Andra L. Bledsoe ,

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. 12 on the Plan of Windsong Subdivision, as of record in Instrument No. 200011220115313, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to The McCulloch Company, LLC by deed from William D. Hagar of record in Deed Book 11349, page 237, and by deed from Ewell G. Hagar of record in Book * ~~xxxx~~ 11349, Page 241, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200011210115020 and Instrument No. 20010831-0094848, Register's Office of said County.

Subject to By-Laws in Instrument No. 200011210115020, Register's Office for said County.

Storm Water Detention Agreement to Metro in Instrument No. 200006270063950, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Book 11472, Page 850, Register's Office for said County.

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

unimproved ☐

This is improved ☒ property, known as 5048 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.

The McCulloch Company, LLC

By: _____

Attest: _____

STATE OF Tennessee
COUNTY OF Wilson

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Ron McCulloch with whom I am personally acquainted and who upon his oath acknowledged Ron McCulloch to be the Chief Manager of The McCulloch Company, LLC the within named bargainer, a corporation, and that, Ron McCulloch as such Chief Manager, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Ron McCulloch as such Chief Manager

Witness my hand and official seal this 28th day of September, 2001

My Commission Expires: 5-28-2003

Notary Public

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

File Number2109156
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122