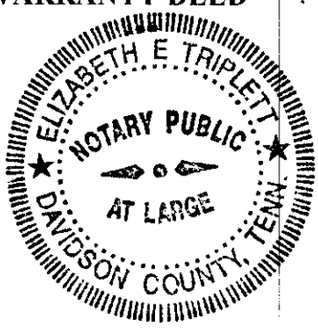
File Box 13

WARRANTY DEED



#2708

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Benjamin M. Richards	Columbia National Mortgage	150-8-136
(NAME)	(NAME)	
3640 Huntingboro Trail	7142 Columbia Gateway Dr.	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Columbia, MD 21046	
(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, Bobbie C. Culp, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Benjamin M. Richards unmarried and Daphne R. Cooper 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: as joint tenants w/right of survivorship DRC BMR

LAND in Davidson County, Tennessee, being Lot No. 446 on the Plan of Phase I, Somerset, as shown on plat of record in Plat Book 6900, Pages 690 and 691 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tobias King Culp, Jr. and wife Bobbie C. Culp, by deed of record in Book 7672, Page 243, Register's Office for Davidson County, Tennessee. The said Tobias King Culp, Jr. having since died.

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

This instrument is executed on behalf of Bobbie C. Culp by Toby Culp as her Attorney In Fact pursuant to recorded Power of Attorney of record in Instrument No. #20011210-0135374, in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 3640 Huntingboro Trail, Antioch, TN 37013
(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.

Davidson County DEEDWARR
Recvd: 12/10/01 08:54 2pgs
Fees:13.00 Taxes:414.40

20011210-0135375

Witness my/our hand(s) this 30th day of November, 2001.

Bobbie C. Culp by Toby L. Culp

Bobbie C. Culp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this the 30th day of November, 2001, before me personally appeared Toby Culp, the person who executed the foregoing instrument on behalf of Bobbie C. Culp and who acknowledged that he executed the same as the free act and deed of the said Bobbie C. Culp, through Power of Attorney granted him by the said Bobbie C. Culp

Witness my hand and official seal at Nashville, Tennessee this 30th day of November, 2001.

Commission expires: May 26, 2002

Elizabeth E. Triplett

Notary Public

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