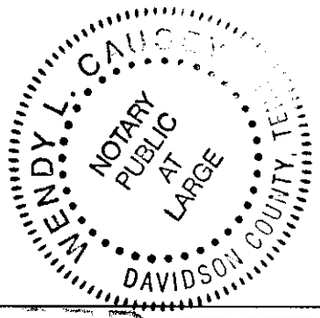
Re-record to correct restrictions

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,420.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF NOVEMBER, 2001.

Notary Public

MY COMMISSION EXPIRES: 5-28-2003

(AFFIX SEAL)

RE-RECORD

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

Davidson County DEEDWARR
Recvd: 11/28/01 14:54 2pgs
Fees:13.00 Taxes:700.85
[redacted]
20011128-0130181

Davidson County DEEDWARR
Recvd: 12/21/01 09:30 2pgs
Fees:12.00 Taxes:0.00
20011221-0141036

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Josephine C. Elks	National Bank of Commerce	Map 98
(NAME) 5056 Megan Drive	(NAME) 115 29th Avenue South	Group 13-0-D
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville Tennessee 37212	Parcel 010
(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

Josephine C. Elks, an unmarried woman ,

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. 10 on the Plan of WINDSONG SUBDIVISION, as of record in INSTRUMENT NUMBER 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 Ewell G. Hagar of record in Deed Book 11349, Page24, Register's Office for said County.

Restrictive Covenants of record in INSTRUMENT NUMBER 200011210115020 and NUMBER 200108310094848, Register's Office of said County. ~~This policy insures that said covenants have not been violated and any future violation thereof will not result in a forfeiture or reversion of title.~~

Plat sets out By-Laws as shown of record in INSTRUMENT NUMBER 200011210115020, Register's Office for said County.

Plat sets out said property is subject to HOA.

Storm Water Detention Agreement of record in Instrument Number 200006270063950, Register's Office of 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 5056 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 16th day of November, 2001.

The McCulloch Company, LLC

By: Ron McCulloch

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 11/16/2001

My Commission Expires: Aug. 8, 2004 Notary Public

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

File Number2111163
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122