WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/06/02 14:55 2pgs
Fees:13.00 Taxes:1147.00

20021106-0136708

DELAINA D. DAVIS NOTARY PUBLIC AT LARGE WILSON COUNTY, TN

My Commission Expires: 4-19-06

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2002.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chan McCullough	Chan McCullough	Map 105-04
(NAME)	(NAME)	
43 Trimble Street	905 Traveless Ct	Parcel 387.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville TN 37220	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Maribel V. Lineberry, a married woman**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Chan Mccullough,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 Nos. 9, 11, 13 and 15 on the Map of Old Fair Ground Subdivision, as shown of record in Book 21, Page 116, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Maribel V. Lineberry, a married woman from Union Street Plaza Investors, L. P., a Tennessee limited partnership by Warranty Deed filed of record in Instrument No. 20010719-0076891, Register's Office of Davidson County, Tennessee.

Subject to all matters as shown on plat of record in Book 21, Page 116, Register's Office of Davidson County, Tennessee.

Subject to rights of tenants in possession as tenants only under unrecorded leases.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to Capital Bank & Trust Company, of record in Book 11434, Page 60, as modified in Book 11543, Page 153 and Instrument No. 20010719-0076892, Register's Office of Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 43 Trimble Street, Nashville, TN 37210
(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 my/our hand(s) this 24th day of October, 2002.

Maribel V. Lineberry

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Maribel V. Lineberry, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 24th day of October, 2002.

Commission expires:

Notary Public

