WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF ~~FEBRUARY~~, 2003.

Notary Public

MY COMMISSION EXPIRES: 1-23-06

(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 03/03/03 09:36 2pgs
Fees:13.00 Taxes:314.13
20030303-0027266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Albert C. Wright	Countrywide Home Loans, Inc.	Map 86-14
(NAME) 241 Thistle Lane	(NAME) 1800 Tapo Canyon	Group A
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Simi Valley California 93063-6712	Parcel 241.00
(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,

Larry C. McCulloch and Wife, Heather H. Carter-McCulloch, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Albert C. Wright ,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:**

Being Unit 241on the Plan of Hermitage Meadows Subdivision, Stage Three as of record in Plat Book 66250, Page 300, 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 the same property conveyed to Larry C. McCulloch and Heather H. Carter, joint tenants with full rights of survivorship by Deed from Christine Perry, unmarried of record at Instrument No. 20010207-0011897, Register's Office for Davidson County, Tennessee, dated 01/31/01, filed 02/07/01.

Being the same property conveyed to Larry C. McCulloch and Wife, Heather H. Carter(Now known as McCulloch) by deed from Christine Perry, married of record in Instrument Number 200102070011897, Register's Office for said County.

Easement to Cumberland Utility District of record in Book 7587, Page 847, said Register's Office.

Deeds of Conveyance of HOA for Common Areas of record in Book 6152, Page 931, Book 6209, Page 548, and Book 6668, Page 54, said Register's Office.

Restrictive Covenants of record in Deed Book 8275, Page 843 (HOA), Book 7466, Page 25 (HOA), Book 6034, Page 365, and Book 6034, Page 376 (HOA), Register's Office of said County.

Plat sets out By-Laws as shown of record in Deed Book 6034, Page 383, Book 7660, Page 612, and at Instrument No. 200103270029002, 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 241 Thistle Lane, 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 my/our hand(s) this 28th day of February, 2003.

Larry C. McCulloch

Heather H. Carter-McCulloch

STATE of Tennessee
COUNTY of Wilson

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named Larry C. McCulloch and Wife, Heather H. Carter-McCulloch the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 2/28/2003

My Commission Expires: 1-23-06

Notary Public

File Number2302234
RETURN TO:
Cumberland Title Company
13018 Lebanon Road, Suite 100
Mt. Juliet, Tennessee 37122