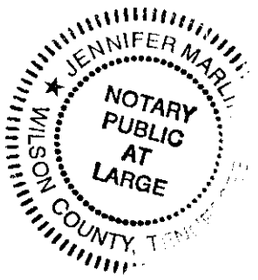
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-4-06

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/16/05 09:57 2 pgs
Fees:13.00 Taxes:666.00

20050216-0017523

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela Thomas	First Horizon Home Loan Corporation	
(NAME) 5020 Meagan Drive	(NAME) 2525 West End Avenue, Suite 400	MAP 98
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Nashville, Tennessee 37203	PARCEL 141.00
(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, The McCulloch Company LLC, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela Thomas, 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. 19, 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 Co, LLC by deed from William D. Hager of record in Deed Book 11349, Page 237, Register's Office of said County.

Being part of the same property conveyed to The McCulloch Co., LLC by deed from Ewell G. Hager of record in Deed Book 11349, Page 241, Register's Office of said County.

Metropolitan. Government of Nashville Easement as shown of record in Instrument No. 200006270063950, Register's Office for said County.

Restrictive Covenants of record in Instrument No. 200011210115020, 200108310094848, 200108310094848, 200108310094848, 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.

This conveyance is subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 5020 Meagan 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 31st day of January, 2005.

The McCulloch Company LLC

By: _____
Ron McCulloch, Chief Manager

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 himself 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 at, Tennessee this 31st day of January, 2005.

Commission expires: 6·4·06

_____
Notary Public

JENNIFER MARLIN ★ NOTARY PUBLIC AT LARGE ★ WILSON COUNTY, TENNESSEE

File Number: 250100350

RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122