Davidson County DEEDWARR
Recvd: 06/16/06 11:18 2 pg
Fees:13.00 Taxes:832.50

20060616-0071960

This Instrument Was Prepared By:
Mooreland Title Company, LLC
Hugh Entrekin, Atty
7123 Crossroads Boulevard, Suite A
Brentwood, TN 37027

JOHN CLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $225,000.00

Affiant

Subscribed and sworn to before me, this 8th day of June, 2006

Notary Public

My Commission Expires: 7-29-06

Address New Owner
Dona McClellan
1220 Brentwood Highlands Drive
Nashville, TN 37211

Send Tax Bills to:
New Owner

Map-Parcel
172-04-0-A 004.00

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Paul P. McCullough and wife, Catherine Ann McCullough** , hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **Dona McClellan** hereinafter called the Grantee, her heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Phase One, Highlands of Brentwood (formerly Brentwood Highlands) of record in Book 9700, Page 773, revised in Book 9700, Page 857, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Paul P. McCollough, Jr. and wife, Catherine Ann McCollough by deed from Fox Ridge Homes, Inc., of record in Instrument No. 20000228-0019378, Register's Office for Davidson County, Tennessee.

This conveyance in made subject to:

1. Subject to all matters on plan of record in Book 9700, Page 773, revised in Book 9700, Page 857, said Register's Office.
2. Restrictive Covenants of record in Book 11189, Page 612; Book 11356, Page 815; Book 11629, Page 906; Instrument No. 20020722-0087704; and Instrument No. 20021121-0144877, said Register's Office.
3. By-Laws of record in Book 11356, Page 840, said Register's Office.
4. Easement for sanitary sewer/storm drainage granted Metropolitan Government of Nashville/Davidson County of record Book 11496, Page 11, said Register's Office.
5. Easement for ingress and egress of record in Book 11189, Page 612, said Register's Office.
6. Easement to BellSouth Communications of record in Book 11608, Page 467, said Register's Office.

This is improved property known as: 1220 Brentwood Highlands Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise herein set out; Grantors do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 8th day of June, 2006.

Paul P. McCullough

Catherine Ann McCullough

Paul P. McCullough

Catherine Ann McCullough

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Paul P. McCullough and Catherine Ann McCullough**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand at Brentwood, TN, this 8th day of June, 2006.

Connie Madden

Notary Public

My Commission Expires: 1/12/09

