RETURN TO: FOUNDERS TITLE AND ESCROW, LLC, 1912 21ST AVE SOUTH, NASHVILLE, TN 37212 **BOX 19-A**

WARRANTY DEED

Return To: Founders Title and Escrow, LLC
1912 21st Ave South
[illegible] TN 37212

Davidson County DEEDWARR
Recvd: 07/25/06 14:54 2 pgs
Fees:13.00 Taxes:518.00

20060725-0089625

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 21ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Founders Title and Escrow, LLC, 1912 21st Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Beverly Jayne McCullough, an unmarried woman	Countrywide Home Loans, Inc.	
(NAME)	(NAME)	
4487 Post Place, Unit #101	3011 Armory Drive, Suite 120	Map 103.15-0B
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Nashville, TN 37204	Parcel 101.00-CO
(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, **KELLIE M. MCDANIEL**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **BEVERLY JAYNE MCCULLOUGH, 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:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. 101, on the Plan of Lions Head Condominium Apartments, of record in Book 5200, page 82, Register's Office for Davidson County, Tennessee, a Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq., of Tennessee Code Annotated, and as established by the Master Deed for Lions Head Condominium Apartments, as of record in Book 5340, page 70; Book 5340, page 121 and Book 5342, page 683, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Master Deed. Reference is hereby made to the Plat for Lions Head Condominium Apartments, for proper identification.

Being the same property conveyed to Kellie M. McDaniel from Nicky Nance and wife, Regina Nance by Warranty Deed dated May 17, 2002, recorded May 20, 2002, of record in Instrument No. 200205200061232, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2006 property taxes which have been prorated and assumed by the Grantee; (b) all restrictions of record; (c) all easements of record; (d) all visible easements; (e) all matters appearing on the plan(s) of record; and (f) all matters referenced in the master deed and by-laws; and (g) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 4487 Post Place, Unit #101, Nashville, TN 37205

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 21st day of July, 2006.

Kellie M. McDaniel

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kellie M. McDaniel, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee on this 21st day of July, 2006.

Commission expires: 6/26/07

CHRIS CANTRELL NOTARY PUBLIC DeKALB COUNTY, TN LARGE AT

Notary Public