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Davidson County DEEDWARR
Recvd: 03/15/07 14:21 2 pg:
Fees:13.00 Taxes:1369.00
20070315-0031862

State of Tennessee
County of Williamson

The actual consideration or value whichever is greater is $370,000.00

Subscribed and sworn before me this the

DOLORES M. BARTLEY NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN
(Affix Seal)

Jeanette Ramer
Affiant

Dolores M. Bartley
Notary Public
My Commission Expires: 7-24-07

# WARRANTY DEED

700133

This instrument prepared by:

SOUTHEAST TITLE of Tennessee, Inc.
214 Centerview Drive, Suite 101 Brentwood, Tennessee 37027

Address of new owner:
Jim Richie and wife, Catherine Richie
555 Church Street #2400
Nashville,TN 37219

Map 93-6-1-C, Parcel 131CO

Send tax bills to:
4014 Estes Road
Nashville, TN 37215

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**Steven M. Tulloch**

HEREINAFTER CALLED THE GRANTOR(S), HAVE THIS DAY BARGAINED AND SOLD, AND BY THESE PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO

**Jim Richie and wife, Catherine Richie**

HEREINAFTER CALLED THE GRANTEE(S), THEIR SUCCESSORS AND ASSIGNS, A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN Davidson COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Real property in Davdison County, Tennessee, being Unit No. FU-2400, together with the appurtenant interest in the common clements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record as Instrument No. 20050405-0037081, Register's Office for Davdison County, Tennessee, as amended and restated by Amended and Restated Master Deed, of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master Deed, as amended and restated.

Being all of the property conveyed to Steven M. Tulloch by Special Warranty Deed dated August 11, 2006 of record in Instrument No. 20060816-0101005, said Register's Office.

Subject to taxes for the year 2007, easements and restrictive covenants, if any, of record in the Register's Office for said County together with any modifications and amendments thereto.

THIS IS IMPROVED/UNIMPROVED PROPERTY KNOWN AS: 555 Church Street #2400, Nashville, TN, 37219

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenance, estate, title and interest thereto belonging to the said GRANTEES, their successors, heirs or assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, have good right to convey it, and the same is unemcumbered, 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 successors, heirs and assigns against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural and singular, and use of any gender shall be applicable to all genders.

Subscribed and sworn before me this the 15th day of March, 2007

Steven M. Tulloch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal this 03/15/07.

My commission expires:_____




John A. Bell, Jr.
*NOTARY PUBLIC*
*DAVIDSON COUNTY*
STATE OF TENNESSEE
My Commission Expires
July 24, 2010

Notary Public