File No. 270301354

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF APRIL, 2007.

Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 04/09/07 11:08 2 pg
Fees:13.00 Taxes:592.00

20070409-0041645

THIS INSTRUMENT WAS PREPARED BY
Jerry Kennon, Attorney
Cumberland Title
505 E. Main Street
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald H. Culwell	Donald H. Culwell	09503008100
(NAME) 2316 Ingleside Road	(NAME) SAME	
(ADDRESS) Nashville, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Elizabeth P. Wright,

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

Donald H. Culwell,

HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

DAVIDSON COUNY, TENNESSEE, BEING Lot No. 148 on the Plan Of Merry Oaks, as of record in Book 1835. Pages 67 and 68, Register's Office for said County. Said Lot No. 148 fronts 83 feet on the northerly side of Ingleside Road and runs back between parallel lines 220 feet to a dead line.

Being the same property conveyed to Elizabeth P. Wright by deed from Margaret Peach Masters estate of record, recorded 1/5/06 in Instrument # 20060105-0001888, Register's Office for said County.

This conveyance is further 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 2316 Ingleside Road, Nashville, TN 37214
(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 GRANTEE(S), HIS heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), HIS 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 hands this 4th day of April, 2007.

Elizabeth P. Wright by Gary D. Evans, AIF

Elizabeth P. Wright by Gary D. Evans, AIF

STATE OF Oklahoma

COUNTY OF Tulsa

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Gary D. Evans, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Elizabeth P. Wright, as her Attorney In Fact, under Power of Attorney bearing Inst. No. *, Register's Office, Davidson County, Tennessee, and who acknowledged the execution of the same to be the free act and deed of Elizabeth P. Wright, under said Power of Attorney.

My Commission Expires: 1-20-07

Notary Public

TAMMY FLEMING NOTARY PUBLIC COMM. NO. 00005719 STATE OF OKLAHOMA TULSA COUNTY

*20070409.0041644

Witness my hand at office this 4th day of April, 2007.

Commission expires: April 12, 2008

Notary Public

File Number: 270301354

RETURN TO:

Cumberland Title
505 E. Main Street
Hendersonville, TN 37075