Davidson County DEEDWARR
Recvd: 06/26/07 10:11 2 pgs
Fees:13.00 Taxes:555.00

20070626-0076092

WARRANTY DEED

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $150,000.00

Tim Edwards
AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 22ND DAY OF JUNE, 2007.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 07-02261 ROLENS NMA

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Larry R. Rolens and Junie Rolens	~~Same~~ Suntrust Mortgage, Inc	75-120A-154.CO
697 Belgium Drive	201 4th Ave N, 7th Floor	
Hermitage, TN 37076	Nashville TN 37219	

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

SHAUNA L. MCCULLEY, AND HUSBAND, CHAD L. MCCULLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

LARRY ROLENS AND JUNIE ROLENS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 697 Belgium Drive, Hermitage, TN 37076

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, its successors and assigns, forever, and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for the security interest held by Grantee; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 22nd day of June, 2007.

Shauna L. McCulley

Shauna L. McCulley

Chad L. McCulley

Chad L. McCulley

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, SHAUNA L. MCCULLEY AND CHAD L. MCCULLEY, the bargainor(s), 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 and official seal at Franklin, Tennessee, this 22nd day of June, 2007.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY COMMISSION EXPIRES MAY 14, 2008

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 50, on the Plan of First Revision, Section Three, Phase II, Greer Meadows at Cedar Creek, a Planned Unit Development, of record in Instrument No. 20040407-0039587, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Shauna L. McCulley, and husband, Chad L. McCulley by deed from Capitol Homes, Inc., a Tennessee Corporation, dated November 15, 2004, recorded on November 24, 2004, of record in Instrument No. 20041124-0140845, Register's Office for Davidson County, Tennessee.

Chad L. McCulley and Chadd L. McCulley are one and the same person.

THIS conveyance is subject to any and all zoning regulation, building restriction, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), if any, and easements and rights for public utilities applicable to this property; and taxes, for the current year which if prorated have been assumed by the Grantee(s) herein.