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Davidson County DEEDWARR
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20070911-0108830

WARRANTY DEED

PEGGY S. HILL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater for this transfer is $165,000.00

Affiant

Subscribed and Sworn to me, this 7th day of September, 2007.

Notary Public

My commission expires:
07-25-09

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Attorney at Law, 392 Harding Place Suite 230, Nashville, Tennessee 37211

ADDRESS NEW OWNER	**SEND TAX BILLS TO:**	**MAP & PARCEL:**
Brittany Oberlin 1036 Blue Mountain Lane Antioch, TN 37013	JP Morgan Chase 1901 Roxborough Rd Roxborough Bldg Ste 406 Charlotte, NC. 28211	MAP 135-14A PARCEL 204

FOR AND IN CONSIDERATION of the sum of Ten Dollars, ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **Robert W. Culp and wife, Angela J. Culp,** hereinafter called the Grantor(s), have bargained and sold and by these presents do transfer and convey unto **Brittany Oberlin and Richard W. Dencer**, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 204 on the Plan of Pinnacle Point Phase 5 of record in Plat Book 8250, page 842, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Robert W. Culp and wife, Angela J. Culp by deed from W. L. Bainbridge, Inc. of record in Book 11204, page 62, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 8250, Page 842, said Register's Office.

Subject to Charter of Pinnacle Point of record in Book 7058, Page 234, Register's Office for Davidson County, Tennessee.

Subject to all the terms and provisions of the restrictive covenants and bylaws of record in Book 6405, Page 169; Book 7032, Page 733; Book 7032, Page 761; Book 7067, Page 739; Book 10097, Page 390; Book 7065, Page 959; Instrument No. 20010504-0046047; and Instrument No. 20010504-0046048, Register's Office for said County.

Taxes for the year 2007 are prorated and assumed by the Grantee(s) herein.

The legal description is the same as the previous deed of record.

This is (x) improved ( ) unimproved property known as 1036 Blue Mountain Lane, Antioch, TN 37013.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever 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 7th day of September, 2007.

Robert W. Culp

Angela J. Culp

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert W. Culp, Angela J. Culp** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of September, 2007.

Notary Public

My Commission Expires: 3-21-09

PHYLLIS KEENAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY