Davidson County DEEDWARR
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Fees:13.00 Taxes:529.10

20071130-0139229

Space reserved for recording information:

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $143,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF NOVEMBER, 2007.

(Affix Seal) Notary Public

My Commission Expires: 8-3-10

WARRANTY DEED

Preparer's File #-07K0607

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
ESCROW SERVICES OF TENNESSEE, LLC
Ten Cadillac Drive, Suite 150
Brentwood, Tennessee 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Meredith Cullar 1713 Greenwood Avenue Nashville, TN 37206	Realty Mortgage Corporation 117 Center Park Drive, suite 201-TN672 Knoxville, TN 37922	83-2-344

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, I/we, ROBERT H. HOLMES, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto MEREDITH CULLAR, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Tax/Map ID: 83-2-344

Land in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lot 3 and part of Lot 2 on the Plan of James J. Pryor's Heris Subdivision, as of record in Plat Book 11190, page 106, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Robert H. Holmes by deed from William H. Dorris and R. B. Huffine of record in Instrument No. 200005230051546, filed on 05-23-00, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record.

( ) unimproved
This is (X) improved property known as **1713 Greenwood Avenue, Nashville, Tennessee 37206**

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, their heirs and assigns forever; and we, the GRANTORS, do covenant with the said GRANTEE that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and that 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, 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 my/our hand(s) this **28th** day of **November**, **2007**:

Robert H. Holmes

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 ROBERT H. HOLMES, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal this 28th day of November, 2007.

Notary Public

My Commission Expires: 04/24/2010

WARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON