# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/04/08 10:26 2 pgs
Fees:13.00 Taxes:941.65

20080204-0011193

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF JANUARY, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/14/09
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tim Dowell | Guaranty Trust Co | 181-01--0A-037 |
| (NAME) | (NAME) | |
| 6708 Sugar Hill Drive | PO Box 1218 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37211 | Murfreesboro, TN 37133 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Amy M. McCullough, married, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Timothy R. Dowell and wife, Wendy R. Dowell, HEREINAFTER CALLED THE GRANTEES, 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, TN. Being Lot No. 202 on the Plan of Section One, Sugar Valley of record in PUD Boundary Book 9700, Page 374, as amended in Book 9700, Pages 709-711, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Amy M. McCullough, by Warranty Deed dated December 17, 1999 from Yazdian Construction, Inc. of record in Instrument No. 199912230306535, Register's Office for Davidson County, Tennessee.

Michael Bradley, spouse of Amy M. McCullough, hereby joins in this conveyance, transferring all his right, title, and interest in said property, marital or otherwise.

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

unimproved ☐

This is improved ☒ property, known as 6708 Sugar Hill Drive, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31 day of January, 2008.

Amy M. McCullough N/K/A/ Amy M. Bradley

Michael Bradley

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy M. McCullough and Michael Bradley, 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 Franklin, Tennessee this 31 day of January, 2008.

Commission expires: 11/14/09

Tabitha N. Calhoun
STATE OF TENNESSEE NOTARY PUBLIC

Notary Public