File No. 280801031s

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/21/08 12:42 3 pgs
Fees:18.00 Taxes:821.40
20081021-0105551

CHRISTOPHER JACKSON Notary Public At Large RUTHERFORD CO. TN

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~September 17, 2011~~ July 14, 2011
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley K. Walker	PHH Mortgage Co.	Map 083.09-0 Parcel 334.00
(NAME) 1402 Gartland Avenue	(NAME) 1 Mortgage Way	
(ADDRESS) Nashville, TN 37206	(ADDRESS) Laurel, NJ 08054	
(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, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **The McCulloch Company, LLC, a Tennessee limited liability company,** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Bradley K. Walker, unmarried,** hereinafter called the grantee, his heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

BEING the easterly 48 feet of Lot No. 87, SUBDIVISION OF THE A.V.S. LINDSLEY 29 ACRE TRACT, as shown by plat of record in Plat Book 57, Page 66, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to The McCulloch Company, LLC, a Tennessee Limited Liability Company by Warranty Deed dated March 12, 2008, from Charles C. Drury and wife, Jo Ann Drury of record in Instrument No. 20080318-0027286, Register's Office for said County. Said property being the same property previously conveyed to Charles C. Drury and wife, Jo Ann Drury by Warranty Deed dated August 21, 1974, from John V. Briley, Jr. and wife, Kelly R. Briley of record in Book 4845, Page 384, Register's Office for said County.

This property is subject to: Taxes for the year 2008 and subsequent years, a lien,; Subject to all matters as set forth on the plat of record in Plat Book 57, Page 66, Register's Office of Davidson County, Tennessee.

Subject property is investment property and is not now nor has it ever been the principal residence of the Grantor.

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 1402 Gartland Avenue, Nashville, TN 37206
(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, his heirs and assigns forever; and we 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 the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our successors and or our assigns, to warrant and forever defend the title to the said land to the said GRANTEE, 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 our hands this 9th day of October, 2008.

The McCulloch Company, LLC

Paul McCulloch, Secretary/Treasurer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Paul McCulloch, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Secretary/Treasurer, of The McCulloch Company, LLC, the within named bargainor, a limited liability company, and that he as such Secretary/Treasurer, as duly authorized executed the foregoing instrument for the purposes therein contained by signing the name of the limited liability company by himself as Secretary/Treasurer.

Witness my hand at office this 9th day of October, 2008.

Commission expires: September 17, 2011

Julia A Hirt / Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

(seal)

File Number: 280801031s

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 200
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

My Commission Expires: June 20, 2011

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