MLFB 09-1763

RETURN TO:
FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090040045 DEEDWARR
Recvd: 06/16/09 13:22 2 pgs
Fees: 13.00 Taxes: 1110.00
20090616-0055949

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $300,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 11TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/3

(AFFIX SEAL)

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Beller and Erin Beller	SunTrust Mortgage, Inc.	115080071[illegible]
(NAME) 405 Davidson Road	(NAME) 401 Commerce Street Suite 6100	
(ADDRESS) Nashville, TN 37205	(ADDRESS) Nashville, TN, 37219	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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, I/WE, **A. C. McCullough, Jr. and Clide S. McCullough, Trustees of the A. C. McCullough, Jr. and Clide S. McCullough Family Revocable Living Trust Agreement**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David Beller and Erin Beller, husband and wife**, 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:

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

BEING Lot 4, PLAN OF GEORGE N. WELCH, JR.'S SUBDIVISION OF WEST MEADE VILLAGE TRACT, SECTION B, as shown on plat of record in Plat Book 1835, Page 75, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Alley Chadwick McCullough, Jr. and wife, Clide McCullough, by Warranty Deed from Oak Hill Realty Company recorded November 18, 1951 in Book 2027, Page 469, and further conveyed to A. C. McCullough, Jr. and Clide S. McCullough, Trustees of the A. C. McCullough, Jr. and Clide S. McCullough Family Revocable Living Trust Agreement Dated April 29, 2002 in Instrument No. 20020501-0053722, in the Register's Office, Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 405 Davidson Road, Nashville, TN 37205

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, has 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 our hands this 11th day of June, 2009.

A. C. McCullough, Jr. and Clide S. McCullough, Trustees of the A. C. McCullough, Jr. and Clide S. McCullough Family Revocable Living Trust Agreement By Roger McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid personally appeared **Roger McCullough** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon their oaths acknowledged themselves to be the Successor Trustee of the **A. C. McCullough, Jr. and Clide S. McCullough, Trustees of the A. C. McCullough, Jr. and Clide S. McCullough Family Revocable Living Trust Agreement dated April 29, 2002**, the within named bargainor, and that they as such Trustees being authorized so to do, execute the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of June, 2009.

Notary Public

My Commission Expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY