WARRANTY DEED

Return to:
SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin, TN 37064

Tonja Barron
State of Tennessee Notary Public
Williamson County
My commission expires November 21, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $630,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 18TH DAY OF MAY, 2010.

NOTARY PUBLIC

MY COMMISSION EXPIRES

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 10-03493 OCULL

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Christopher T. O'Cull and Christen O'Cull	same	14514003100
1226 Jefferson Davis Drive		
Brentwood, TN 37027		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ALEXANDER C. LOYD IV, AND WIFE, TRACEY MECHELE LOYD

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

CHRISTOPHER T. O'CULL , AND WIFE, CHRISTEN O'CULL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1226 Jefferson Davis Drive, Brentwood, TN 37027

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, its successors and assigns, forever; and the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein; and the Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors 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 hand on the 18th day of May, 2010.

Alexander C. Loyd IV

Tracey Mechele Loyd

BILL GARRETT, Davidson County
Trans:T20100031629 DEEDWARR
Recvd: 05/26/10 10:42 2 pgs
Fees:13.00 Taxes:2331.00
20100526-0040527

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, ALEXANDER C. LOYD IV AND TRACEY MECHELE LOYD, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 18th day of May, 2010.

Notary Public_____

My Commission Expires:_____

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 189, PLAN OF TYNE VALLEY ESTATES, SECTION 10, as shown on plat of record in Plat Book 3700, Page 136, as revised by instrument recorded in Book 4249, Pages 780-782, 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 Alexander C. Loyd, IV and wife, Tracey Mechele Loyd by Warranty Deed from Alexander C. Loyd, III Revocable Living Trust Agreement (a.k.a. Loyd Revocable Living Trust Agreement as shown on the Quitclaim Deed for the property referred to herein dated June 5, 1996 as shown in Book 10086, Page 923), recorded on the 31st day of December, 1997 in Book 10740, Page 567, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

a. County of Davidson taxes for the year 2010 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF TYNE VALLEY ESTATES, SECTION 10, as recorded in Plat Book 3700, Page(s) 136, as revised by instrument recorded in Book 4249, Pages 780-782, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Any facts, rights, interest, or claims as would be disclosed by an accurate survey of the land or inspection of the premises thereof.

f. Property taxes for the current year.