398

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $153,500.00.

Affiant

Subscribed and sworn to before me this 20th day of July, 2010.

Notary Public
My Commission expires 5/20/14
(Affix Seal)

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Crystal L. Watson	PINNACLE NATIONAL BANK	161-10-0-A-159.00CO
5105 Village Trace	150 3rd Ave S, Ste 900	
Nashville, TN 37211	Nashville TN 37201	

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Matthew C. McCullough and wife, Lindsey E. McCullough**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Crystal Leigh Watson, an unmarried woman**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 135 on the plan of Phase Two, Villages of Brentwood, of record in Book 6250, page 169, as corrected in Book 8484, page 140, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Matthew C. McCullough and wife, Lindsey E. McCullough, by deed from Lauri J. Pearson, unmarried, on July 28, 2005, of record in Instrument Number 20050729-0089011, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Subject to all matters as shown on the Plan of record in Book 6250, page 169, as corrected in Book 8484, page 140, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 6143, page 11; as amended in Book 6398, page 495; and Book 6852, page 497, Register's Office for Davidson County, Tennessee.
- Homeowners Association Charter of record in Book 6158, page 352, Register's Office for Davidson County, Tennessee.

This is improved property known as: **5105 Village Trace, Nashville, TN 37211**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 July 20, 2010.

Matthew C. McCullough

Lindsey E. McCullough

BILL GARRETT, Davidson County
Trans:T20100044978 DEEDWARR
Recvd: 07/22/10 15:33 2 pgs
Fees:13.00 Taxes:567.95
20100722-0057582

STATE OF TENNESSEE
COUNTY OF DAVISDON

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Matthew C. McCullough and wife, Lindsey E. McCullough** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this July 20, 2010

My commission expires 8/23/14

Notary Public

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY