Return To: 1180
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

This Instrument Prepared By:
**Thomas I. Bottorff, Attorney**
**155 Franklin Road, Suite 120**
**Brentwood, Tennessee 37027**

**ADDRESS NEW OWNER:**
**Dianna Culp**
**2832 Call Hill Rd.**
**Nashville, Tennessee 37211**

**SEND TAX BILL TO:**
Mortgagee

**MORTGAGEE:**
SWBC Mortgage Corporation
9311 San Pedro, Suite 125
San Antonio, TX 78216

**MAP** 172-15-0
**GROUP** A
**PARCEL** 27CO

# WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Samuel McDonald and wife, Lisa M. McDonald,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Dianna Culp, an unmarried woman,** hereinafter called the GRANTEE, her 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, Tennessee, being Lot No. 38 on the Plan of Holt Woods, Section I, of record in Plat Book 7900, page 878, Register's Office, Davidson County, Tennessee., to which plat reference is hereby made for a more complete description.
Being the same property conveyed to Lisa M. Kozlik (now McDonald) and Samuel McDonald by deed dated from Alphonso Jackson, Acting Secretary of Housing and Urban Development of record in Instr. 20040726-0088949, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **2832 Call Hill Rd., Nashville, Tennessee 37211.**

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, her heirs and assigns , forever, and, GRANTORS do covenant with the said GRANTEE that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, and her 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.

BILL GARRETT, Davidson County
Trans:T20100057916 DEEDWARR
Recvd: 09/15/10 08:57 2 pgs
Fees:13.00 Taxes:703.00
20100915-0073235

WITNESS our hands this the **13th** day of **September, 2010.**

**Samuel McDonald**

**Lisa M. McDonald**

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Samuel McDonald and wife, Lisa M. McDonald**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 13th day of September, 2010.

Thomas I. Bottorff
NOTARY PUBLIC

THOMAS I. BOTTORFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/24/2013

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $190,000.00.

AFFIANT

Subscribed and sworn to before me on this 13th day
of September, 2010.

~~Thomas I. Bottorff~~ HC
NOTARY PUBLIC

My Commission Expires: ~~11/24/2013~~ 8-2013 HC