BILL GARRETT, Davidson County
Trans:T20110033926 DEEDWARR
Recvd: 06/07/11 09:23 2 pgs
Fees:13.00 Taxes:370.00
20110607-0043450

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, is **$100,000.00** (One Hundred Two Thousand Five Hundred).

Affiant

Subscribed to and sworn before me this day 27th May, 2011.

Janel L. Johnson
NOTARY PUBLIC MY COMMISSION EXPIRES: 3/2/15 (NOTARY SEAL)

JANEL L. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, STE 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Janelle P. Morton 834 Neely's Chase Drive Madison,TN 37115	Wilson Bank & Trust 1436 W. Main Street Lebanon, TN 37087	052100c05100co

WARRANTY DEED

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, **C. WILLIAM CULWELL, JR., EXECUTOR FOR THE ESTATE OF HELEN B. CULWELL, C. WILLIAM CULWELL, JR., MARRIED, JOHN RICHARD CULWELL, MARRIED, AND SUSAN D. CULWELL AGAN, MARRIED,** HEREINAFTER CALLED THE **GRANTOR(S),** HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **JANELLE P. MORTON,*** HEREINAFTER CALLED THE **GRANTEE(S),** THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

*unmarried

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Neely's Chase of record in Book 6900, Page 953, as revised in Book 7900, Page 196, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Clarence W. Culwell and wife Helen B. Culwell of record in Deed Book 9196, Page 471, Register's Office for Davidson County, Tennessee. Clarence W. Culwell and Clarence William Culwell are one in the same person. Helen B. Culwell and Helen Biggers Culwell are one in the same person. The said Clarence William Culwell having since died June 28, 1998, resident of Davidson County, Tennessee, leaving said property to Helen B. Culwell, Helen B. Culwell having since died July 16, 2010, resident of Davidson County, Tennessee. testate as evidence by Last Will and Testment of record in file 10P1281 Probate Court for Davidson County, Tennessee. Property was devised to C. William Culwell, Jr. Richard Culwell and Susan D. McGaugh.
Susan D. Culwell Agan and Susan D. McGaugh are one in the same person.

C. William Culwell, Jr., John Richard Culwell and Susan D. Culwell Agan hereby make oath that the above described property has never been the marital domicile of C. William Culwell, Jr., John Richard Culwell and Susan D. Culwell Agan.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This is:	(**X**) IMPROVED ( ) UNIMPROVED	Property known as: **834 NEELY'S CHASE DRIVE** **MADISON, TN 37115**

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(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) 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 heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever 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, this the 27th day of May, 2011.

X _____, EXECUTOR
C. William Culwell, Jr., Executor Estate of Helen B. Culwell

X _____
C. William Culwell, Jr.

X _____
John Richard Culwell

X _____
Susan D. Culwell Agan

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **C. William Culwell, Jr., John Richard Culwell and Susan D. Culwell Agan** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged they executed the within instrument for the purposed therein contained.

Witness my hand and official seal on this the 27th day of May, 2011 .

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 27th day of May, 2011, before me, the undersigned, a Notary Public in and for said County and State, personally appeared **C. William Culwell, Jr.,** with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon his oath is acknowledged to be the **Executor for The Estate of Helen B. Culwell,** and that as such **Executor** being duly authorized to do so, executes the foregoing instrument for the purposes therein contained by signing on behalf of The Estate, by the said **C. William Culwell, Jr.** as such **Executor.**.

Witness my hand and official seal on this the .

_____
Notary Public

Commission Expires: _____

JEFFREY M. GRISSIM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 7, 2013