WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110047421 DEEDWARR
Recvd: 08/03/11 14:03 2 pgs
Fees:13.00 Taxes:1528.10
20110803-0059786

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $413,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st day of August, 2011

Notary Public

MY COMMISSION EXPIRES 5/20/14
(AFFIX SEAL)

PAUL P. SOPER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ryan J. Witherell and wife, Jennifer L. Witherell	New owner	11814000700
(NAME)	(NAME)	
3505 General Hood Trail		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, WE, **James H. Fuller and wife, Cathy L. Fuller**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Ryan J. Witherell and wife, Jennifer L. Witherell**, 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:

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Woodmont Blvd. Section of Marengo Park, of record in Book 1130, page 2, Register's Office of Davidson County, Tennessee.

Said Lot No. 69 fronts 75 feet on the northwesterly side of General John B. Hood Trail and runs back between parallel lines 195 feet to a dead line.

Being the same property conveyed to James H. Fuller and wife, Cathy L. Fuller, by deed from Joseph J. Cunningham and wife, Susan E. Cunningham, dated September 27, 1988, of record in Book 7665, page 48, Register's Office of 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 X property, known as 3505 General Hood Trail, Nashville, TN 37204

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 **1st** day of **August, 2011**

James H. Fuller

Cathy L. Fuller

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **James H. Fuller and wife, Cathy L. Fuller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **1st** day of **August, 2011**

Notary Public

CHRIS CANTRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 5, 2015

My commission expires: _____