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

Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

ADDRESS NEW OWNER:
John Reed McCulloch
512 Hogan Road
Nashville, Tennessee 37220

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Regions Bank d/b/a Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

MAP 142-12
GROUP
PARCEL 139.00

BILL GARRETT, Davidson County
Trans:T20110058747 DEEDWARR
Recvd: 09/21/11 14:19 3 pgs
Fees:18.00 Taxes:1291.30
20110921-0073244

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **James E. Tate and wife, Cecily K. Tate,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **John Reed McCulloch and wife, Julie G. McCulloch**, 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. 182 on the Plan of Crieve Hall Estates, Section 7, of record in Plat Book 2330, page 4, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to James E. Tate and wife, Cecily K. Tate by deed dated from Timothy W. Jones and wife, Alisa Gail Jones DATED 11/25/96 of record in Book 10275, page 353, 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 2011 and subsequent years.

This is **improved** property known as **512 Hogan Road, Nashville, Tennessee 37220.**

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,

GRANTORS do covenant with the said GRANTEES 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 GRANTEES, and 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 the **15th** day of **September, 2011.**

James E. Tate

Cecily K. Tate

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **James E. Tate and wife, Cecily K. Tate**, 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 15th day of September, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $349,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of September, 2011.

Robert M. Loffi
NOTARY PUBLIC

My Commission Expires: 5/8/2012