BILL GARRETT, Davidson County
Trans:T20110061054 DEEDWARR
Recvd: 09/30/11 15:34 5 pgs
Fees:28.00 Taxes:333.00
20110930-0076052

This Instrument Was Prepared By:
Harris A. Gilbert, Esq.
2525 West End Avenue, Suite 1500
Nashville, TN 37203

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this conveyance is $90,000.00.

HARRIS A. GILBERT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Affiant

Subscribed and sworn to before me this 30th day of September, 2011.

Notary Public

My Commission Expires JAN. 7, 2013

My Commission Expires: 1/7/13

WARRANTY DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP/PARCEL NO.
C and S Renovations Group, Inc. **241 New Sawyer Brown Road** **Nashville, Tennessee 37221**	**Same**	**07510004200**

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MAURICE THOMAS MCCULLOUGH, III and PENELOPE MCCULLOUGH, CO-EXECUTORS OF THE ESTATE OF MAURICE THOMAS MCCULLOUGH, JR., DECEASED**, GRANTORS has bargained and sold, and by these presents does hereby transfer and convey unto **C AND S RENOVATIONS GROUP, INC., a Tennessee corporation**, GRANTEE, its successors and assigns, a certain tract or parcel of land located in Davidson County, State of Tennessee, more particularly described on **Exhibit "A"**.

This is improved property known as 402 Terry Place, Hermitage, Davidson County, Tennessee 37076.

This conveyance is made subject to those matters described on **Exhibit "B"**, and all other restrictions, and encumbrances of record.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever; GRANTOR does further covenant with said GRANTEE that GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as otherwise herein set out; and does further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 my hand this 30th day of September, 2011.

GRANTORS:

Maurice Thomas McCullough, III

Penelope McCullough

CO-EXECUTORS OF THE ESTATE OF MAURICE THOMAS MCCULLOUGH, JR., DECEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared MAURICE THOMAS MCCULLOUGH, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the person who executed the foregoing instrument as Co-Executor of the Estate of Maurice Thomas McCullough, Jr., deceased, as evidenced by the Letters Testamentary filed May 2, 2011 under Docket No. 11P701, Seventh Circuit Court of Davidson County, Tennessee.

Witness my hand and official seal at office, this 30th day of September, 2011.

Notary Public

My Commission Expires: 1/7/13.

HARRIS A. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 7, 2013

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared PENELOPE MCCULLOUGH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the person who executed the foregoing instrument as Co-Executor of the Estate of Maurice Thomas McCullough, Jr., deceased, as evidenced by the Letters Testamentary filed May 2, 2011 under Docket No. 11P701, Seventh Circuit Court of Davidson County, Tennessee.

Witness my hand and official seal at office, this 30th day of September, 2011.

Notary Public

My Commission Expires: 1/7/13.

HARRIS A. GILBERT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Ex[illegible] 1 7, 2013

EXHIBIT "A"
Real Property Description

Land in Davidson County, Tennessee, being Lot No. 217 on the Plan of Hermitage Estates, of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Maurice T. McCullough and wife, Marigenie R. McCullough by Warranty Deed dated April 9, 1963 from Gregory Homes, Inc. of record in Book 3533, Page 101, Register's Office for davidson County, Tennessee. Marigenie R. McCullough died on February 1, 2001, predeceasing her husband, Maurice T. McCullough leaving him as the surviving tenant by the entirety. The said Maurice T. McCullough died on April 23, 2011 and by his Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 11P701, devised the subject property to his six children, Penelope, McCullough (Penny), Pamela McCullough McEwen, Maurice Thomas McCullough, III (Tom), John Martin McCullough, Sr., Whitford Barrett McCullough (Barry) and Marguerite Elaine McCullough (Meg). John Martin McCullough, Sr. died September 3, 2010 and by his Last Will and Testament filed in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Docket No. 10P1686, devises his interest in and to the property to his daughter, Harmony Nichole Kreiss.

EXHIBIT "B"
Exceptions

1. City and/or County Taxes for the year 2011 and subsequent years: A lien, not yet due or payable.

2. Subject to all matters of record on the Plan of record in Plat Book 3300, Page 70 and 71, Register's Office for Davidson County, Tennessee.