WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $290,000.00

Heather Risley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF OCTOBER, 2011.

Kathy Snider
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KATHY SNIDER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 20, 2014

RETURN TO: **BOX 10-A**

Premier Escrow, LLC
4301 Hillsboro Road
Suite 300
Nashville, TN

BILL GARRETT, Davidson County
Trans:T20110068273 DEEDWARR
Recvd: 11/01/11 09:41 2 pgs
Fees:13.00 Taxes:1073.00

20111101-0084764

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Entrust Tennessee, Inc.	SAME	Map 118-13
(NAME) 750 Old Hickory Blvd, Bldg 2, Ste 150	(NAME)	Parcel 224
(ADDRESS) Brentwood, Tennessee 37027	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 D. CULLUM AND MARK CULLUM**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ENTRUST TENNESSEE, INC. FBO CHARLES CLINE IRA, AS TO A 50% UNDIVIDED INTEREST, AND ENTRUST TENNESSEE, INC. FBO CLELAND RATCLIFFE IRA, AS TO A 50% UNDIVIDED INTEREST,** 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 the 7th, formerly 11th, Civil District of Davidson County, Tennessee, described according to a survey made by Z. J, Wilkinson, Surveyor, January 17, 1939, as follows:

Beginning on the northerly margin of Caldwell Lane at the corner of Lots No. 163 and 164; thence with the line between said two lots, northwardly 200 feet to the common corner of Lots No. 163, 164, 169, and 170; thence with the southerly line of Lots No. 169 and 168, eastwardly 100 feet to a point 50 feet west of the southwest corner of Lot No. 167; thence southwardly 200 feet to the northerly margin of said lane; thence with said lane, westwardly 100 feet to the beginning.

Being part of the same property conveyed to James D. Cullum as to a 66 2/3% undivided interest and Mark Cullum, as to a 33 1/3% undivided interest, as tenants in common, by deed from Rosseau Cullum, unmarried, of record in Book 9785, page 511, said Register's Office. Mark Cullum is a/k/a Mark Edward Cullum.

Grantor warrants that the subject property has never been the marital residence of the Grantor and as such is not subject to any marital rights therein.

This conveyance is subject to 2011 real property taxes and all easements and restrictions of record.

unimproved ☐

This is improved ☒ property, known as 937 Caldwell Lane, Nashville, Tennessee 37204

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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, 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 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 31st day of October, 2011.

James D. Cullum

Mark Cullum
By Alan Ross Cullum, Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James D. Cullum, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this31st day of October, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 31st day of October, 2011, before me personally appeared Alan Ross Cullum, to me known to be the person who executed the foregoing instrument on behalf of Mark Cullum and acknowledged that he executed the same as the free act and deed of Mark Cullum.

Witness my hand and official seal at Nashville, Tennessee this 31st day of October, 2011.

Commission expires:

JOHN GREGORY HARDEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4. 2013

Notary Public