GSRM
12x44

BILL GARRETT, Davidson County
Trans:T20110073568 DEEDWARR
Recvd: 11/21/11 11:25 2 pgs
Fees:13.00 Taxes:2775.00
20111121-0090949

THIS INSTRUMENT PREPARED BY: CATHERINE H. GWYN **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 P. O. BOX 198888 NASHVILLE, TENNESSEE 37219-8888 (615) 244-4994 CATHERINE H. GWYN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 3, 2012	STATE OF TENNESSEE) COUNTY OF DAVIDSON) THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $750,000.00. Roderick V. Frazier AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18TH DAY OF NOVEMBER, 2011. Catherine H. Gwyn NOTARY PUBLIC MY COMMISSION EXPIRES: 9.3.12

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Roderick V. Frazier and Michele I. Frazier 108 Bella Vista Drive Goodlettsville, TN 37072	New Owner	026-00-0-163

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Thomas M. McCullough**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Roderick V. Frazier and wife, Michele I. Frazier**, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot 2 on the Final Plat, Revision One, Northcreek Commons, Section Nine, of record as Instrument No. 20030818-0119192, Register s Office for Davidson County, Tennessee.

Being the same property conveyed to Thomas M. McCullough, by deed from North Creek Associates, LTC., LCC, L.P., A Tennessee limited partnership, of record as Instrument No. 20030606-0078555, dated June 6, 2003, said Register's Office.

This conveyance is made subject to:

1. 2011 taxes, a lien now due and payable, which have been assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the Plan of record in Plat Book 9700, page 32, and as Instrument No. 20030818-0119192, said Register's Office.

3. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 7118, page 938, as amended in Book 7245, page 958, Book 8195, page 337, and Book 9780, page 183, Register's Office for said County.

4. Agreement for Dedication of Public Utilities Easement of record in Book 10079, page 272, said Register's Office.

5. Deed of Easement(s) of record in Book 6603, page 940, and Book 6603, page 945, said Register's Office.

6. Easement(s) of record in Book 11288, page 703, and Book 11288, page 705, said Register's Office.

7. Rights of others in and to the use of the common areas/elements.

8. Rights of tenants under any unrecorded leases.

This is not now nor has it ever been the residence of the Grantor herein.

This is improved property known as: **309 Northcreek Boulevard, Goodlettsville, TN 37072.**

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 Grantor covenants with the said Grantees that he is 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 further covenants and binds himself, his heirs and assigns, 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 person whomsoever.

WITNESS my hand this 18th day of November, 2011.

Thomas M. McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Thomas M. McCullough, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of November, 2011

(Seal)

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

Notary Public

My Commission Expires: 09/03/2012