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:
Jason Brouillette
4909 Atwood Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:
Franklin American Mortgage Company
501 Corporate Centre Dr., Suite 400
Franklin, TN 37067

MAP 146-7
GROUP
PARCEL 23.00

BILL GARRETT, Davidson County
Trans:T20120013002 DEEDWARR
Recvd: 02/22/12 13:33 3 pgs
Fees:18.00 Taxes:902.80
20120222-0015370

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, **John R. McCulloch and wife, Julie W. McCulloch,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **Jason Brouillette and Courtney Brouillette, husband and wife**, 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. 139 on the Plan of Revision of a part of Section One Revised, Crieve Hall Estates, of record in Plat Book 2083, page 27, amended in Book 10709, page 778, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to John R. McCulloch and wife, Julie W. McCulloch by deed from Guy Wright and Shirley C. Wright, Trustees or their Successors in Trust, under the Revocable Wright Living Trust dated January 17, 2001 of record in Instrument no. 20050603-0062991, 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 2012 and subsequent years.

This is **improved** property known as **4909 Atwood Drive, 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 **17th** day of **February, 2012.**

John R. McCulloch

Julie W. McCulloch

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **John R. McCulloch and wife, Julie W. McCulloch**, 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 17th day of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $244,000.00.

AFFIANT

Subscribed and sworn to before me on this 17th day
of February, 2012.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/8/2012