BILL GARRETT, Davidson County
Trans:T20120040476 DEEDWARR
Recvd: 06/01/12 15:24 2 pgs
Fees:13.00 Taxes:57.35
20120601-0047874

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $15,500.00. Affiant Subscribed and sworn to before me, this the 30th day of May, 2012. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jerry Earwood	New Owner	
6558 Leipers Creek Rd.		71-16-248.00
Columbia, TN 38401		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **LISA D. MCCULLOUGH, A SINGLE WOMAN, AS TO A 75% UNDIVIDED INTEREST AND SAMUEL MCCULLOUGH, A SINGLE MAN, AS TO A 25% UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JERRY EARWOOD, A MARRIED MAN**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 the northerly half of Lot No. 253, all of Lot No. 254, and the southerly one half of Lot No. 255 on the Map of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee.

Said one half part of Lot No. 253, all of Lot No. 254, and the southerly one half of Lot No. 255, front together 60 feet on the easterly side of North 7th Street, and extend back between parallel lines 165 feet to an alley, and measure 60 feet thereon.

Being the same property conveyed to Lisa D. McCullough and Deatrice McCullough, by Quitclaim Deed from Samuel P. McCullough of record in Instrument Number 20100224-0014040 in the Register's Office for Davidson County, Tennessee, dated February 24, 2010. The said Deatrice McCullough died on March 6, 2011, and by her Last Will and Testament of record in the Probate Court for Davidson County, Tennessee, Probate File No. 11P-1090, appointed her children Sam McCullough and Lisa McCullough, as Co-Executors of her estate. The said Sam McCullough filed a Declination to Serve as Executor with said Probate Court on July 28, 2011, and consented to Lisa McCullough as the sole personal representative of the Estate of Deatrice McCullough. By Last Will and Testament of Deatrice McCullough title now vests in Lisa McCullough and Sam McCullough.

Being the same property previously conveyed to Samuel McCullough and Lisa McCullough by Administrator's Quitclaim Deed from Ms. Deatrice McCullough, Grantor / Administrator of the Estate of Robert McCullough, Jr., recorded as Instrument No. 20071129-0138326, in the Register's Office for Davidson County, Tennessee, dated November 16, 2007.

Robert McCullough, Jr. died intestate on September 29, 2004, his estate being administered through Probate Docket No. 04-P1933, Probate Court / Seventh Circuit Court for Davidson County, Tennessee.

Being the same previously property conveyed to Robert McCullough, Jr. by Warranty Deed from Thurman D. Holt and wife, Pauline I. Holt, recorded in Book 4585, page 405, in the Register's Office for Davidson County, Tennessee, dated March 20, 1972.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1213B N. 7th St., Nashville, TN 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 30th day of May, 2012.

Lisa D. McCullough

Samuel McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Lisa D. McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Samuel McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 30th day of May, 2012.

Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY