BILL GARRETT, Davidson County
Trans:T20120040482 DEEDWARR
Recvd: 06/01/12 15:30 2 pgs
Fees:13.00 Taxes:66.60
20120601-0047885

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 $18,000.00. 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(s)	
6558 Leipers Creek Rd.		Map 82-4, Parcel 17
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 Lot No. 127 and the southerly 24 feet of Lot No. 126 on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Said Lot and said part of said Lot front 55 feet on the westerly side of North 6th Street and run back between parallel lines 165 feet to an alley.

Being the same property conveyed to Robert McCullough, Jr. by Warranty Deed dated October 2, 1970 from Trula McCord, a widow, of record in Book 4450, page 228, Register's Office for Davidson County, Tennessee. The said Robert McCullough, Jr. died intestate on September 29, 2004, leaving his wife, Deatrice McCullough, and his two children, Sam P. McCullough and Lisa D. McCullough, as his only legal surviving heirs at heirs-at-law. The said Deatrice McCullough was appointed as Administrator of the Estate of Robert McCullough, Jr., deceased by The Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Case No. 04P-1933, and as such, conveyed the subject property to Samuel McCullough and Lisa McCullough by Administrator's Quitclaim Deed dated November 16, 2007, of record in Instrument No. 20071129-0138327, Register's Office for Davidson County, Tennessee. The said Samuel McCullough subsequently conveyed his interest in the subject property to Lisa D. McCullough and Deatrice McCullough by Quitclaim Deed dated February 24, 2010 of record in Instrument No. 20100224-0014039, Register's Office for Davidson County, Tennessee. 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 Samuel McCullough and Lisa McCullough, as Co-Executors of her estate. The said Samuel 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.

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 1116 N. 6th 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