Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120066315 DEEDWARR
Recvd: 09/05/12 09:01 2 pgs
Fees:13.00 Taxes:745.66
20120905-0079981

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $201,530.00.

Affiant

Subscribed and sworn to before me, this the 28th day of August, 2012.

Notary Public

My commission expires: 01/07/2013

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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:
C. Maureen Black	Franklin American Mortgage	
1004 Stainback Ave.	501 Corporate Centre Dr #400	82-3-555
Nashville, TN 37207	Franklin, TN 37067	

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, **CAROL J. MCCULLOUGH AND IAN B. MCCULLOUGH, WIFE AND HUSBAND**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MAUREEN BLACK, UNMARRIED**, 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:

C.

Land in Davidson County, Tennessee, being Lot No. 79 on the Plan of Sharpe and Horn's First Addition to Northeast Nashville of record in Book 57, page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said Lot No. 79 fronts 50.0 feet on the west side of Stainback Avenue and runs back between parallel lines 155.0 feet, more or less to an alley.

Being the same property conveyed to Carol J. McCullough and husband, Ian B. McCullough by deed from Mary Bennie Wilson, Executive Vice President for The Community Bank, a Tennessee corporation of record in Instrument 20030124-0009937, Register's Office for Davidson County, Tennessee, dated January 17, 2003.

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 1004 Stainback Ave., 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 28th day of August, 2012.

X _____
Carol J. McCullough

X _____
Ian B. McCullough

STATE OF Ohio
COUNTY OF Summit

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Carol J. McCullough and Ian B. 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 ~~28th~~ 29th day of August, 2012.

Kristin A Brumwood
Notary Public

My Commission Expires: 8-28-2016

