WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120082755 DEEDWARR
Recvd: 10/31/12 09:09 2 pgs
Fees:13.00 Taxes:307.10
20121031-0099816

R-BR-12-711

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Affiant

Subscribed and sworn to before me, this 29th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 6/3/2014
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David McCulloch	David McCulloch (NAME)	
711 Kent Road	711 Kent Road (ADDRESS)	
Nashville, TN 37214 (CITY) (STATE) (ZIP)	Nashville TN 37214 (CITY) (STATE) (ZIP)	096-09-0A-711.00-CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we ADDIE E. MAIR, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto DAVID MCCULLOCH, _____, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. B-711 ON THE PLAN OF EMERY PLACE CONDOMINIUMS, AS RECORD IN PLAT BOOK 6250, PAGE 719, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO ADDIE E. MAIR, UNMARRIED BY WARRANTY DEED FROM BEN D. SCHNEIDER, UNMARRIED OF RECORD AT INSTRUMENT NO. 20041001-0118759, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED SEPTEMBER 28, 2004, RECORDED OCTOBER 01, 2004.

THIS CONVEYANCE IS SUBJECT TO A) 2012 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 6250, PAGE 719; BOOK 6783, PAGE 205, BOOK 6845, PAGE 515 AND BOOK 8048, PATE 351; BOOK 6887, PAGE 730 AND BOOK 6947, PAGE 944; BOOK 6647, PAGE 466 AND BOOK 6724, PAGE 627, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 711 Kent Road, Nashville, Tennessee 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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 my/our hand(s) this 29th day of October, 2012.

Addie E. Mair by Brian Mitchell, attorney in fact

Addie E. Mair by Brian Mitchell,
Attorney in Fact

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of October, 2012, before me personally appeared Brian Mitchell to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Addie E. Mair and who acknowledged he/she/they executed the same as the free act and deed of the said Addie E. Mair.

Witness my hand and official seal, this the 29th day of October, 2012.

Notary Public

My Commission Expires:

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903