BILL GARRETT, Davidson County
Trans:T20120085057 DEEDWARR
Recvd: 11/07/12 08:48 2 pgs
Fees:13.00 Taxes:921.30
20121107-0102665

WARRANTY DEED

JOHN C. REEVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

G-KW-12-3314

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $249,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Stephan D. Britt	**Same as New Owner**	
(NAME)	(NAME)	**104-6-B-302.00 CO**
3314 West End Avenue #302		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, we **C. ELLIOTT McCULLOUGH, TRUSTEE OF THE JACQUELYN E. MCCULLOUGH TRUST,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **STEPHAN D. BRITT AND WIFE MAUREEN D. BRITT, HUSBAND AND WIFE** 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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 302, WEST END PARK CONDOMINIUMS, FORMERLY KNOWN AS PARK ROAD CONDOMINIUMS, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 5200, PAGE 390, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN BOOK 5845, PAGE 831, AMENDED IN INSTRUMENT NO. 20071213-0143676, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT.

BEING THE SAME PROPERTY CONVEYED TO JACQUELYN E. MCCULLOUGH, TRUSTEE OF THE JACQUELYN E. MCCULLOUGH TRUST BY SPECIAL WARRANTY DEED FROM JACKIE E. MCCULLOUGH, AKA JACQUELYN E. MCCULLOUGH, RECORDED ON THE 8TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080108-0002142, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 5200, PAGE 390; CHARTER OF RECORD IN BOOK 5845, PAGE 824 AND INSTRUMENT NO. 20071221-0146695; ALL MATTERS SET FORTH IN THE MASTER DEED OF RECORD IN BOOK 5845, PAGE 831 AND AMENDED IN INSTRUMENT NO. 20071213-0143676; EASEMENT OF RECORD IN INSTRUMENT NO. 20020830-0105416 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **3314 West End Avenue #302 Nashville, Tennessee 37203**
(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 31st day of October, 2012.

The Jacquelyn E. McCullough Trust

BY: _____ Trustee
C. Elliott McCullough, Trustee

STATE OF Tennessee
COUNTY OF Davidson

On this the 31st day of October, 2012, before me personally appeared C. Elliott McCullough, Trustee of the The Jacquelyn E. McCullough Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be his free act and deed.

Witness my hand and official seal, this the 31st day of October, 2012.

_____
Notary Public

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires:
5-20-14

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212