Warranty Deed

BILL GARRETT, Davidson County
Trans:T20120098549 DEEDWARR
Recvd: 12/26/12 14:13 2 pgs
Fees:13.00 Taxes:684.50
20121226-0118790

LAURA D. PERRY NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

STATE OF TENNESSEE ,
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $185,000.00.

Carol A. Clawson
Affiant

Subscribed and sworn to before me, this the 21st day of December, 2012.

Notary Public

My commission expires: 10.11.15

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:
Sandra Lynn Smallwood Meredith Stacey McCue	New Owner	
1213B North 7th St.		07116024800
Nashville, TN 37207		

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, **JERRY EARWOOD, A MARRIED MAN***, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SANDRA LYNN SMALLWOOD AND MEREDITH STACEY MCCUE, BOTH UNMARRIED AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, 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 Jerry Earwood, a married man by Warranty Deed from Lisa D. McCullough, a single woman, as to a 75% undivided interest and Samuel McCullough, a single man, as to a 25% undivided interest of record in Instrument No. 20120601-0047874, Register's Office for Davidson County, Tennessee, dated May 30, 2012 and recorded on June 1, 2012.

Being the same property conveyed to Lisa D. McCullough and Deatrice McCullough by Quitclaim Deed from Samuel P. McCullough of record at Instrument No. 20100224-0014040, Register's Office for Davidson County, Tennessee, dated February 23, 2010 and recorded on February 24, 2010.

** Neither Grantor nor Grantor's spouse, Linda Earwood, ever resided in this new construction home/improved real property.*

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.

construction home/improved real property.

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 real property known as 1213B North 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 21st day of December, 2012.

Jerry Earwood

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 Jerry Earwood, 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 21st day of December, 2012.

Notary Public

My Commission Expires: 9-9-2014

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

After Recording Return to:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067