WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130009413 DEEDWARR
Recvd: 02/04/13 11:30 2 pgs
Fees:13.00 Taxes:688.20

20130204-0011286

STATE OF TENNESSEE
COUNTY OF WILLIAMSOM

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $186,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JANUARY, 2013.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

LEAH M GARLAND
NOTARY PUBLIC
BUNCOMBE COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES JANUARY 09, 2016

THIS INSTRUMENT WAS PREPARED BY
Adavantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Larry McCullough	Larry McCullough	172150A12300 CO
(NAME)	(NAME)	
912 Kable Circle	912 Kable Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Barbara A. Harper, unmarried, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Larry McCullough and wife, Ruth McCullough, HEREINAFTER CALLED THE GRANTEES, 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. 101 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Barbara A. Harper, by Warranty Deed of record in Instrument Number 20030801-0109456, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of Holt Woods of record in Plat Book 9700, page 96, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 7900, page 668, Register's Office for Davidson County, Tennessee. Easement of record in Book 10316, page 585, Register's Office for Davidson County, Tennessee. Restrictive covenants, contained in an instrument of record in Book 9570, page 22; Book 9933, page 153; Book 9745, page 39; Book 9933, page 151; Book 10062, page 821; Book 10256, page 504; Book 10256, page 506; Book 10258, page 142; Book 10469, page 57; Book 10800, page 575; and Book 11096, page 143, Register's Office for Davidson County, Tennessee. By-Laws of record in Book 9570, page 13, Register's Office for Davidson County, Tennessee. HOA Charter of record in Book 9570, page 5, Register's Office for Davidson County, Tennessee. Deed to Hold Woods HOA of record in Instrument No. 20020807-0095356, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 912 Kable Circle, Nashville, TN 37211

(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hand this 31st day of January, 2013.

Barbara A. Harper

STATE OF ~~TENNESSEE~~ North Carolina
COUNTY OF ~~WILLIAMSOM~~ Buncombe

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Barbara A. Harper, with whom I am personally acquainted ~~or proved to me on the basis of satisfactory~~ evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Franklin, Tennessee~~ Asheville, NC this 31st day of January, 2013.

Commission expires: 1-9-2016

Notary Public

LEAH M GARLAND
NOTARY PUBLIC
BUNCOMBE COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES JANUARY 09, 2016