WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130016830 DEEDWARR
Recvd: 02/28/13 15:13 2 pgs
Fees:13.00 Taxes:647.50
20130228-0020271

G-ER-13-2200

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February, 2013.

Megan Paulus
Notary Public

MY COMMISSION EXPIRES: 1-9-16
(AFFIX SEAL)

MEGAN PAULUS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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)
Chan McCullough (NAME)	**Same as New Owner** (NAME)	
905 Travelers Court (ADDRESS)	(ADDRESS)	**105-14-299.00**
Nashville, TN 37220 (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 **ESTATE OF BARBARA CARUTHERS MARKS,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAN MCCULLOUGH, MARRIED,** 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 LOT 10, EDGEHILL ESTATES, SECTION FOUR, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 4175, PAGE 131, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM GEORGE GIANIKAS AND WIFE, MARY ELLEN GIANIKAS AND TED C. MOONEY, AN UNMARRIED PERSON TO BARBARA C. MARKS, AN UNMARRIED PERSON AS RECORDED ON THE 18TH DAY OF FEBRUARY, 1971 IN DEED BOOK 4480, PAGE 627 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID BARBARA C. MARKS HAVING DIED MARCH 25, 2011. BARBARA BRYANT IS APPOINTED EXECUTOR OF THE ESTATE OF BARBARA CARUTHERS MARKS BY PROBATE DOCUMENTS OF RECORD IN THE DAVIDSON COUNTY PROBATE COURT AS DOCKET NO. 11P639.

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 4175, PAGE 131; RESTRICTIVE COVENANTS OF RECORD IN BOOK 4200, PAGE 723, BOOK 6236, PAGE 263; RESTRICTIONS SET OUT IN THE DEED OF RECORD IN BOOK 4428, PAGE 57 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unimproved
(X) improved
property known as **2200 Lindell Avenue Nashville, Tennessee 37204**
(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 22nd day of February, 2013.

Estate of Barbara Caruthers Marks
BY: Barbara Bryant
Barbara Bryant, Executor

STATE OF Tennessee
COUNTY OF Davidson

On this the 22nd day of February, 2013, before me personally appeared Barbara Bryant, Executor of the Estate of Barbara Caruthers Marks, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 22nd day of February, 2013.

Megan Paulus
Notary Public

My Commission Expires: 1-9-16

MEGAN PAULUS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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