BILL GARRETT, Davidson County
Trans: T20130022662 DEEDWARR
Recvd: 03/20/13 09:48 2 pgs
Fees: 13.00 Taxes: 851.00

20130320-0027522

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $230,000.00

Affiant

Subscribed and sworn to before me, this 15th day of March, 2013.

Notary Public

My commission expires: 1-24-17

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
William C **Chandler McCullough, III**	**New Owner**	**Map\Parcel: 118-05-0-A-013.00CO**
940 Gale Lane #127		
Nashville, TN 37204		

FOR AND IN 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 ACKNOWLEDGE, WE,

Jonathan D. Watkins, unmarried, and Gregory D. Rice, unmarried, as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William C **Chandler McCullough, III, unmarried**

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:

BUILDING 4, UNIT D C

Land in DAVIDSON County, Tennessee, being ~~Unit No. 127 a/k/a Building Site or Lot 4-D~~ on the Plan of 12 South Towers f/k/a St. Martin Square, Revised, of record in Plat Book 4460, Page 186 and amended by Instrument No. 20031107-0163683, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Jonathan D. Watkins, unmarried and Gregory D. Rice, unmarried, joint tenants with Rights of Survivorship, by Warranty Deed from 940 Partners, a Tennessee General Partnership, as Successor to St. Martin Properties One, LLC, by Articles of Merger in Instrument No. 20031022-0156304, of record in Instrument No. 20040528-0063066, dated May 25, 2004, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4460, Page 186 and Instrument No. 20031107-0163683, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4611, Page 682 and amended in Book 4710, Page 224 and Instrument No. 20031107-0163683, Register's Office for DAVIDSON County, Tennessee.
Deed to HOA of record in Book 4710, Page 602, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 4611, Page 674, Book 4711, Page 48 and Instrument No. 20031107-0163682, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 4611, Page 692 and amended in Instrument No. 19991230-0308948, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.

Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 940 Gale Lane #127, Nashville, TN 37204.

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 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/our hand(s) this 15th day of March, 2013.

Jonathan D. Watkins by Attorney in Fact
Jonathan D. Watkins
By: Russell J. McCann, Attorney-in-Fact

Gregory D. Rice by Attorney in Fact
Gregory D. Rice
By: Russell J. McCann, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Gregory D. Rice for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Gregory D. Rice and is authorized by Gregory D. Rice to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of March, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Russell J. McCann,** with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the within instrument on behalf of Jonathan D. Watkins for the purposes therein contained, and who further proved to me that he/she is the **Attorney in Fact** for Jonathan D. Watkins and is authorized by Jonathan D. Watkins to execute this instrument on his/her behalf.

Witness my hand, at office, this 15th day of March, 2013.

Notary Public

My Commission Expires: 9-23-13

ALICIA R. HAMILTON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON CO.

File #: **130089JM**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027