BILL GARRETT, Davidson County
Trans:T20130068637 DEEDWARR
Recvd: 08/09/13 12:23 2 pgs
Fees:13.00 Taxes:1295.00

20130809-0083866

Prepared by:
Realty Title & Escrow Company, Inc.
206 A Cool Springs Blvd., Suite 106
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF
The actual consideration or value, whichever is greater, for this transfer is $350,000.00

Affiant

CAITLIN E. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

Subscribed and sworn to before me, this day of August, 2013.

Notary Public
My commission expires: 12-27-15

07-1308-85283

Address of New Owner:	Send Tax Bills to:	Tax Information
Sonya Curtis	New owner	172-10-0-B 125.00CO
421 Calendonian Court Nashville TN 37211		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Russell Allen McCullum and wife, Catherine Anne McCullum, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Sonya Curtis, a single woman, hereinafter called the Grantees, their successors 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. 17 on the plan of Christiansted Valley, Phase Three, a Planned Unit Development, as shown by plat of record in Instrument No. 20060316-0030458 (erroneously referenced as 20060301-60030458 in prior deed), in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more compete description.

Being the same property conveyed to Russell Allen McCullum and wife, Catherine Anne McCullum by deed from M. David Hughes and wife, Heather D. Hughes, dated July 15, 2007, recorded July 27, 2007 in Instrument No. 20070727-0089188, Register's Office for Davidson County, Tennessee.

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 property is improved property known as 421 Calendonian Court, Nashville, TN 37211

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 6th day of August, 2013.

Russell Allen McCullum

Catherine Anne McCullum

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Russell Allen McCullum and Catherine Anne McCullum, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Franklin, TN, this 6th day of August, 2013.

Bonnie J. Curry
State of Tennessee at Large

My Commission expires 11/23/14

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON