BILL GARRETT, Davidson County
Trans:T20130092226 DEEDWARR
Recvd: 10/28/13 12:35 2 pgs
Fees:13.00 Taxes:1154.40
20131028-0111854

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 312,000.00

Affiant

Subscribed and sworn to before me, this 18th day of October, 2013.

Notary Public

My commission expires: 6-13-17

JESSICA N. BROOKS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4711 TROUSDALE DRIVE, STE 120
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
KEVIN S. FULTON	New Owner	**16109004600**
5512 GRANBERRY HEIGHTS DRIVE		
BRENTWOOD, TN 37027		

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,

TIMOTHY Z. MCFADDEN and WIFE, SALLY E. MCFADDEN

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

KEVIN S. FULTON, AN UNMARRIED PERSON

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. 20 on the plan of Section 3, Granberry Heights, of record in Book 4955, page 26, Register's Office for said County, to which plan reference is made for a more complete and accurate description.

BEING THE SAME PROPERTY CONVEYED TO TIMOTHY Z. MCFADDEN AND WIFE, SALLY E. MCFADDEN BY WARRANTY DEED FROM MERRILL LYNCH RELOCATION MANAGEMENT, INC., A CALIFORNIA CORPORATION, DATED 11/12/1984 RECORDED ON 11/16/1984 IN BOOK 6427 PAGES 501-503 SAID REGISTER'S OFFICE FOR SAID COUNTY.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 5512 GRANBERRY HEIGHTS DRIVE, BRENTWOOD, TN 37027.

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 in 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 18th day of October, 2013.

TIMOTHY Z. MCFADDEN

SALLY E. MCFADDEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, TIMOTHY Z. MCFADDEN and SALLY E. MCFADDEN, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 18th day of October, 2013.

Notary Public

My Commission Expires: 7-24-17

DAVID R. A. ROETGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY