25577-8
Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101230 DEEDWARR
Recvd: 12/03/13 09:09 4 pgs
Fees:23.00 Taxes:2497.50
20131203-0122794

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $675,000.00.

Affiant

Subscribed and sworn to before me, this the 27th day of November, 2013.

Notary Public

My commission expires: 11-15-15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Donmark McCulloch **Barbara McCulloch**	**PrimeLending, a PlainsCapital Company**	**Map 130-07-0 Parcel 103-00**
3901 Trimble Road	**18111 Preston Road, Suite 900**	
Nashville, TN 37215	**Dallas, TX 75252**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Dawn Victoria Sally Fitzgibbon and Christopher Eugene Sally, as Devisees under Will and Co-Executors Under the Last Will and Testament of Irene Gene Ritter

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

Donmark McCulloch and Barbara McCulloch, husband and wife

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. 22 on the Map of Sharber's Harding Place Subdivision, not of record, and described as follows:

BEGINNING at a point in the southerly margin of Trimble Road, at the common corner of Lots 21 and 22; thence with the line between said lots, southerly 344 feet to the point; thence easterly 100 feet to the corner of Lots 22 and 23; thence with the line between said lots, northerly 345 feet to the southerly margin of Trimble Road; thence with the margin of the same westerly 100 feet 6 inches to the beginning.

BEING all of the same property conveyed to Robert Murray Odear, Jr., married by Deed dated November 7, 1989 from R. Benton Adkins, Jr., as devisee under the Last Will and Testament of Virgin A. Thompson, of record in Book 7980, Page 552, Register's Office of Davidson County, Tennessee, and further conveyed to Robert Murray Odear, Jr. and wife, Irene Gene Ritter, as tenants by the entireties by Quitclaim Deed dated November 3, 1998 from Robert Murray Odear, Jr., of record in Book 11186, Page 493, said Register's Office. The said parties having since divorced by Final Decree of record in Case No. 05D-1827, Circuit Court for said county. The said property was further conveyed to Irene Gene Ritter by Quitclaim Deed dated August 20, 2008 from Robert M. Odear, Jr., of record in Instrument No. 20080829-0088847, said Register's Office. The said Irene Gene Ritter died on February 6, 2013, leaving a Last Will and Testament which has been admitted to probate under Case No. 13P-343, Probate Court for Davidson County, Tennessee. Pursuant to said Will, the property was devised to Dawn Victoria Sally Fitzgibbon and Christopher Eugene Sally. The Will specifies that the property is to be administered by the Executrix of the Estate as part of the probate estate and shall be subject to the control of the Executrix. The Will further grants to the Executrix the authority and power to sell the property. See also Affidavits of Inheritance of record in Instrument Nos. 20131203-0122792 and 20131203-0122793, Register's Office of Davidson County, Tennessee.

THE herein described property is not now nor ever has been the principal place of residence of the grantors nor any spouse of the grantors herein.

THE conveyance of the above described parcel of land is subject to the following:

1) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4306, Page 172, and Book 5185, Page 651, Register's Office for Davidson County, Tennessee;

2) A 10-foot public utility easement along the rear of said lot as stated in the Deed in Book 2283, Page 308, Register's Office for Davidson County, Tennessee; and,

3) Taxes for the current year which have been prorated and paid by the Grantor(s) herein and subsequent years, not yet due and payable.

This is improved (x) Unimproved ( ) property, known as **3901 Trimble Road, Nashville, TN 37215**

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 26 day of November, 2013.

Dawn Victoria Sally Fitzgibbon

Dawn Victoria Sally Fitzgibbon

Dawn Victoria Sally Fitzgibbon, Co-executor

Dawn Victoria Sally Fitzgibbon, Co-Executor of the Estate of Irene Gene Ritter

Christopher Eugene Sally

Christopher Eugene Sally, Co-Executor of the Estate of Irene Gene Ritter

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dawn Victoria Sally Fitzgibbon,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of November, 2013.

Diana D. Aubin

Notary Public

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

My Commission Expires: 11-15-15

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dawn Victoria Sally Fitzgibbon, Co-Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of November, 2013.

Diana D. Aubin

Notary Public

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STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

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Witness my/our hand(s) this 25 day of November, 2013.

Dawn Victoria Sally Fitzgibbon

Christopher Eugene Sally

Dawn Victoria Sally Fitzgibbon, Co-Executor of the Estate of Irene Gene Ritter

Christopher Eugene Sally, Co-Executor of the Estate of Irene Gene Ritter

co-executor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dawn Victoria Sally Fitzgibbon,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of _____, **2013.**

Notary Public

My Commission Expires:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Dawn Victoria Sally Fitzgibbon, Co-Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this ____ day of _____, **2013.**

Notary Public

My Commission Expires:_____

STATE OF ~~TENNESSEE~~/ / /MISSOURI)
COUNTY OF ~~DAVIDSON~~/ / /Jackson)

Personally appeared before me, a Notary Public of said County and State, **Christopher Eugene Sally,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Kansas City, Missouri, this 25 day of NOVEMBER, 2013.

Notary Public

My Commission Expires: 7/11/2017

ERIC CORP
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires July 11, 2017
Commission # 13389899

STATE OF ~~TENNESSEE~~/ / / MISSOURI)
COUNTY OF ~~DAVIDSON~~/ / / Jackson)

Personally appeared before me, a Notary Public of said County and State, **Christopher Eugene Sally, Co-Executor,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Kansas City, Missouri, this 25 day of NOVEMBER, 2013.

Notary Public

My Commission Expires: 7/11/2017

ERIC CORP
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires July 11, 2017
Commission # 13389899