WARRANTY DEED

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 9, 2014

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 22 day of November, 2013

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Foundation Title & Escrow Series, LLC, 1550 North Mount Juliet Road, Suite 110, Mount Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael E. McCullough and Mary K. McCullough	Wells Fargo Bank N.A.	097020A02200CO
(NAME)	(NAME)	
1084 Riverwood Village Blvd	2701 Wells Fargo Way	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Minneapolis, MN, 55467	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 acknowledged, I/WE, **Sarah E. Goodman, unmarried, now known as Sarah E. St Clair, married,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael E. McCullough and Mary K. McCullough, 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 of Final Plat of Villages of Riverwood, Phase One, Section One, Revision One, of record in Instrument No. 20080723-0075577, Surveyor's Certificate of Correction of record in Instrument Number 20081105-0110185, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Sarah E. Goodman, an unmarried woman by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation dated April 29, 2009, of record in Instrument No. 20090504-0040495, Register's Office for Davidson County, Tennessee. The said Sarah E. Goodman, by virtue of marriage, is now known as Sarah E. St Clair.

NOTE – the said Robert St Clair, spouse of Sarah E. St Clair, never resided in said property.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 1084 Riverwood Village Blvd, Hermitage, TN 37076

BILL GARRETT, Davidson County
Trans:T20130101596 DEEDWARR
Recvd: 12/03/13 15:39 2 pgs
Fees:13.00 Taxes:702.63

20131203-0123279

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, has 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 our hands this 20 day of November, 2013

Sarah E. St Clair

STATE OF ILLINOIS
COUNTY OF Cook.

Personally appeared before me, the undersigned authority, **Sarah E. St Clair**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20 day of November, 2013

Notary Public

My commission expires: Mar 16,2016

OFFICIAL SEAL
ZAILA L BATAZ
Notary Public - State of Illinois
My Commission Expires Mar 16, 2016

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122