BILL GARRETT, Davidson County
Trans:T20130104303 DEEDWARR
Recvd: 12/13/13 13:12 2 pgs
Fees:13.00 Taxes:99.90

20131213-0126414

This instrument was prepared on the basis of information furnished by the parties hereto without the benefit of a title examination by:
The Hill Firm, PLLC
109 Kenner Avenue, Suite 201
Nashville, Tennessee 37205

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $27,000 and this transfer is / not exempt from transfer tax.

Affiant

Sworn to and subscribed before me this 5th day of NOVEMBER 2012.

Notary Public
My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

New Owner:
William G. Brown, Jr.
5600 Country Dr., No. 135
Nashville, TN 37211

Tax Bills To:
Same

Map/Parcel No:
081 11 0 184.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, by the hereinafter named grantee, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned **Kelley McCullough** ("Grantor") has this day bargained and sold, and does hereby transfer and convey unto **William G. Brown, Jr.** ("Grantee"), his successors, heirs and assigns, all of her right, title and interest in real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot 396 on the plan of D.T. McGavock's and Others Addition to Nashville, of record in Plat Book 21, page 41, Register's Office, Davidson County, Tennessee, and further described according to a survey made by John M. Sullivan, County Surveyor, dated July 23, 1947, as to follows:

Said part of lot fronts 50 feet on the westerly side of 17th Avenue North and runs back 89-3/4 feet on the northerly line and 100-3/4 feet on the southerly line, along the common line between lots 395 and 396, to a dead line in the rear, measuring 40-3/4 feet thereon.

Being the same property conveyed to Kelley McCullough by Warranty Deed from Robert G. Dunlap, Trustee for The Robert G. Dunlap Lifetime Trust, dated April 23, 2010, and of record as Instrument No. 20100518-0038033 in the Register's Office for Davidson County, Tennessee.

This is improved real property more commonly known as 1721 17th Avenue North, Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever, and Grantor does hereby covenant with said Grantee that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as set out in the aforementioned legal description. Grantor further covenants and binds itself, its successors, heirs and assigns against the lawful claims of all persons, except as set out in the aforementioned legal description. Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This conveyance is subject to all restrictions of record, all easements of record, all visible easements, all matters appearing on the plan of record and all applicable government and zoning regulations.

IN WITNESS WHEREOF, the Grantors have caused this Quitclaim Deed to be executed this 4th day of September, 2012.

Grantor:

Kelley McCullough

STATE OF California)
COUNTY OF Los Angeles)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kelley McCullough, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that s/he executed the foregoing instrument for the purposes therein contained. Witness my hand and official seal at office this 4th day of September, 2012.

Notary Public
My Commission Expires: Aug 18, 2014

RONALD D. HAAR
COMM. #1899727
NOTARY PUBLIC - CALIFORNIA
LOS ANGELES COUNTY
My Comm. Expires Aug. 18, 2014