WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/20/14 10:07 3 pgs
Fees:18.00 Taxes:540.20
20140220-0014506

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of February, 2014.

Notary Public

MY COMMISSION EXPIRES: 1/27/15

(AFFIX SEAL)

BRENDA HUMPSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 1531 Hunt Club Blvd Suite 106, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Jeremy Pope	First National Mortgage Services, LLC	033060A00200CO
(NAME)	(NAME)	
5519 Jernigan Lane	2230 Mercury Blvd	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Sheree L. McCoullough, unmarried**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jeremy Pope and Rosalee Pope, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 60 on the Plan of Section One, Echo Hill Estates, as of record in Plat Book 6900, Page 634 and amended in Book 7601, Page 979, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Sheree L. McCullough, married by Transfer dated 09/04/2001 from Sandra H. Kelley, unmarried of record in Instrument 200109130099830, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2014 are a lien but are not yet due and payable; (2) All matters as set forth per Book 7601, Page 979, Plat Book 6900, Page 634, said Register's Office; (3) Restrictions of record in Book 7704, Page 773, Book 7489, Page 988, Book 7699, Page 949, Book 8265, page 436 and Book 9083, page 26, said Register's Office; (4) By-Laws of record in Book 7495, Page 184, said Register's Office; (5) Right of Way Easement of record in Book 7601, Page 979, said Register's Office; (6) Charter of record in Book 7495, Page 177, said Register's Office; (7) Deed to the Homeowner's Association of record in Book 7704, Page 773, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1116 Campbell Road, Goodlettsville, TN 37072
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 14th day of February, 2014.

Sheree L. McCullough

State of Tennessee
County of Sumner

Personally appeared before me Sheree L. McCullough, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 14th day of February, 2014.

Notary Public Brenda Huntsman
My Commission Expires: 1/27/15

BRENDA HUNTSMAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1531 Hunt Club Blvd Suite 106
Gallatin, TN 37066

True Copy Certification

I, Brenda Huntsman, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Brenda Huntsman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: May 11th 2015

CHRISTOPHER R. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY