THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO:~~
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

Return to:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY
SUITE 115
BRENTWOOD, TN 37027

BILL GARRETT, Davidson County
Trans:T20140022504 DEEDWARR
Recvd: 04/03/14 11:47 2 pgs
Fees:13.00 Taxes:777.00
20140403-0027749

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Elisa Parham 1713 Greenwood Avenue Nashville, Tennessee 37206	Same	083 02 0 344.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **MEREDITH CULLAR**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer and convey unto **ELISA PARHAM**, unmarried, hereinafter called the Grantee, her heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 3 of the Resubdivision of Lot 3 and part of Lot 2 on the Plan of James J. Pryor's Heris Subdivision, as of record in Plat Book 11190, page 106, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Meredith Cullar by deed from Robert H. Holmes of record in Instrument No. 20071130-0139229, filed on 11-30-2007, Register's Office for Davidson County, Tennessee.

This is improved property known as **1713 Greenwood Avenue, Nashville, Tennessee 37206** .

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, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 hand this **28th** day of **March, 2014**:

Meredith Cullar, by Micah Phillips, Attorney in Fact

Meredith Cullar, by Micah Phillips,
Attorney in Fact

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Before me personally appeared **Micah Phillips**, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of **Meredith Cullar**, and who acknowledged that he executed the same as the free act and deed of **Meredith Cullar** . Witness my hand and official seal, this the 28 day of **March, 2014**:

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public

My Commission Expires: 6.3.14

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $210,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 28th DAY OF MARCH, 2014:

Notary Public

My Commission Expires: 2-23-15

ROBERT L. SANDERS
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY