BILL GARRETT, Davidson County
Trans:T20140027619 DEEDWARR
Recvd: 04/23/14 09:55 3 pgs
Fees:18.00 Taxes:1665.00

20140423-0034060

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $450,000.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 17th day of April, 2014.

Notary Public
My commission expires: 04/17/16

05-1402-66207

Address of New Owner:	Send Tax Bills to:	Tax Information
Cindy Cash	Magna Bank	017-00-0-264.00
5490 Lickton Pike	6525 Quail Hollow Road, Suite 300	
Goodlettsville TN 37072	Memphis, TN 38120	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, James E. Fultz and wife, Rhoda M. Fultz, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Cindy Cash, a widow, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

SEE ATTACHED EXHIBIT "A"

Being the same property conveyed to James E. Fultz and Rhoda M. Fultz by Special Warranty Deed from Deutsche Bank Trust Company Americas, as Trustee, dated January 20, 2004, recorded February 4, 2004, of record in Instrument No. 20040204-0013496; and re-recorded in Instrument No. 20040218-0018529, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 5490 Lickton Pike, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

XJEF

X

WITNESS my hand this 17th day of April, 2014.

James E. Fultz

Rhoda M. Fultz

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, James E. Fultz and Rhoda M. Fultz, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 17th day of April, 2014.

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

EXHIBIT "A"

A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land in Nashville, Second Civil District, Tenth Councilmanic District, Davidson County, Tennessee, located on the northerly side of Lickton Pike between Shaw Road and Luster Road, and being more particularly described as follows according to an unrecorded Boundary Survey prepared by Tommy E. Walker, Reg. No. 1465, dated 10/3/94: BEGINNING at an iron pin in the northerly right-of-way of Lickton Pike, said pin being the southwest corner of the herein described tract and the southwest corner to the property deeded to Laurel Dorena Davis Thompson of record in Book 10337, page 522, R.O.D.C., said pin further described as being approximately 1470 feet westerly as measured along said right-of-way from Luster Road; THENCE, with said right of way with a curve to the left, 50.53 feet to a concrete monument, said curve having a central angle of 2 deg. 15' 42", a radius of 1280.13 feet, a tangent distance of 25.27 feet and a chord of S 54 deg. 57' 38" W, 50.53 feet; THENCE, leaving said right-of-way with the easterly boundary to the parcel deeded to Carolyn Sullivan and husband Richard of record in Book 10582, page 713, R.O.D.C., N 03 deg. 23' 40" E, 556.66 feet to an iron pin; THENCE, with said Sullivan's northerly boundary, N 76 deg. 07' 39" W, 294.18 feet to an iron pin; THENCE, N 87 deg. 14' 22" W, 50.83 feet to an iron pin, Sullivan's northwest corner; THENCE, with the easterly boundary of the property deeded to Charles Spain of record in Book 10835, page 96, R.O.D.C.; N 04 deg. 08' 39" E, 1079.57 feet to an iron pin; THENCE, with a southerly boundary of said Spain, S 86 deg. 28' 55" E, 379.43 feet to an iron pin in the westerly boundary of said Laurel Dorena Davis Thompson; THENCE, with said westerly boundary, S 03 deg. 52' 27" W, 1656.91 feet to an iron pin in the northerly right of way of Lickton Pike, the point of beginning.

X TEF

X