This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 212
Nashville, TN 37214

Davidson County DEEDWARR
Recvd: 05/27/14 10:14 2 pgs
Fees:13.00 Taxes:629.00
20140527-0045160

WARRANTY DEED

THIS INDENTURE made and entered into this 23rd day of May, 2014, by and between Mary Kelly McCullough, by Karen McCullough, Attorney In Fact, unmarried, party of the first part, and Julian S McBride, unmarried, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Sections Three and Four, Moss Rose Heights, of record in Book 1835, Page 103, Register's Office for said County.

SAID Lot No. 55 fronts 70.0 feet on the southwesterly margin of Ivy drive and extends back 196.74 feet on the southeasterly line and 179.57 feet on the northwesterly line to a dead line in the rear, measuring 77.91 feet thereon.

Being all or part of the same property conveyed to Mary Kelly McCullough by virtue of that certain Warranty Deed dated October 15, 1998, at Book 11160, Page 309 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for: year 2014 Davidson **County real property taxes, being a lien not yet due and payable. This conveyance is subject to any and all existing restrictions of record in said Register's Office, and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Mary Kelly McCullough by Karen McCullough AIF
Mary Kelly McCullough, by Karen McCullough, Attorney In Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me personally appeared Karen McCullough, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as Attorney-in-Fact in behalf of Mary Kelly McCullough and acknowledged that she executed the same as the free act and deed of the said Mary Kelly McCullough.

WITNESS my hand and official seal at office this 23rd day of May, 2014.

Notary Public

My Commission Expires: 10-13-2017

BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Owner & Address: Julian S McBride

3927 Ive Dr
Nashville, TN 37216

Tax Parcel No 07301019700

Property Address: 3927 Ivy Drive
Nashville, TN 37216

MAIL TAX BILLS TO: USAA

PO Box 57046
Irvine, CA 92619-7046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 23rd day of May, 2014.

Notary Public

My Commission Expires: 12-13-2017

S. J. BEAUBOUEF
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, S.J. Beaubouef, 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 Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, S.J. Beaubouef 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:

A.R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JUNE 21, 2018