WARRANTY DEED

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 3-6-18 (AFFIX SEAL)

G-FSBO-14-2217

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Matthew C. McCullough and Lindsey E. McCullough	**Pinnacle Bank**	
(NAME)	(NAME)	
2217 Lindell Avenue	**150 3rd Avenue South, Suite 900**	**105-14-143.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204	**Nashville, TN 37201**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **BRITT SIMMONS AND ANNE SIMMONS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MATTHEW C. MCCULLOUGH AND LINDSEY E. MCCULLOUGH, HUSBAND AND WIFE** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21 and the Southerly 15 feet of Lot No. 22 in Blocks 19 and 20 in Yarbrough's Subdivision of Woodland, as of record in Book 161, Page 104, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 and the Southerly 15 feet of Lot No. 22 front together 65 feet on the Westerly side of Wilson Avenue, now Lindell Avenue, and extends back between parallel lines, 167.5 feet to an alley.

Being the same property conveyed to Britt Simmons and Anne Dodd, both unmarried, as joint tenants with the right of survivorship by Warranty Deed from Charles DeBray and wife, Frances DeBray, recorded on the 25th day of October, 2007 in Instrument No. 20071025-0125966, in the Register's Office of Davidson County, Tennessee.

Britt Simmons and Anne Dodd having since married. Anne Dodd is now known as Anne Simmons.

This conveyance is subject to:
- County of Davidson taxes for the year 2014 and subsequent years.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Plat Book 161, Page(s) 104, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **2217 Lindell Avenue, Nashville, Tennessee 37204**.

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 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 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.

BILL GARRETT, Davidson County
Trans:T20140042710 DEEDWARR
Recvd: 06/17/14 10:33 2 pgs
Fees:13.00 Taxes:1184.00
20140617-0052639

Witness my/our hand(s) this the 16th DAY OF JUNE, 2014.

Britt Simmons

Anne Simmons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, BRITT SIMMONS AND ANNE SIMMONS, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th of June, 2014.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212