# WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $849,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THIS 11TH DAY OF JULY, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES

RACHEL NEAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JULY 3, 2017

**THIS INSTRUMENT PREPARED BY**
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 14-6934P SHAW

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO<br>If left blank please use the address of the new owner | MAP-PARCEL |
|---|---|---|
| Kathryn Shaw and Andrew Shaw | New owner | 11813001300 |
| 1106 Grandview Drive | | |
| Nashville, TN 37204 | | |

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**ERIC CULLISON AND WIFESUSAN HOOPER CULLISON**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

**ANDREW SHAW AND KATHRYN SHAW, HUSBAND AND WIFE**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1106 Grandview Drive, Nashville, TN 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/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 our hand on the 11th day of July, 2014.

Eric Cullison

Susan Hooper Cullison

BILL GARRETT, Davidson County
Trans:T20140054382 DEEDWARR
Recvd: 07/28/14 13:35 2 pgs
Fees:13.00 Taxes:3144.63
20140728-0066834

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand and official seal at Franklin, Tennessee, this 11th day of July, 2014.

Notary Public

My Commission Expires:

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 03-27-2016

14-6934P SHAW

EXHIBIT A - LEGAL DESCRIPTION

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Land in Davidson County, Tennessee, being the Southerly 325 feet of Lot No. 47, the Westerly 37.5 feet of Lot No. 46 and the Westerly 45 feet of Lot No. 43 on the Map of Section I, Oriental Golf Club Subdivision of record in Book 1424, Page 10, Register's Office for said County, described together as follows: Beginning on the Northerly margin of Grandview Drive at the corner of Lots Nos. 47 and 48; thence with the line between said two lots Northwardly 325 feet to an iron pin; thence Eastwardly 75 feet to an iron pin at the Northwest County of Lot No. 4; thence Southwardly along the Westerly margin of Lot No. 42.75 feet to an iron pin at the Northwest corner of Lot No. 43; thence Eastwardly along the Northerly line of Lot No. 43.45 feet to an iron pin; thence Southwardly 75 feet to a point did the Northerly line of Lot No. 46; thence Westwardly along the Northerly line of Lot No. 46.75 feet to a point, said point being 37.5 feet East of the Easterly margin of Lot No. 47; thence a Southwardly and parallel with the Easterly margin of Lot No. 47, 175 feet to a point in the Northerly margin of Grandview Drive, said point being 187.5 feet West of an iron pin at the Northwesterly corner of Grandview Drive and Ackerman Court; thence Eastwardly along the Northerly margin of Grandview Drive 112.5 feet to the point of beginning.

Being the same property conveyed to Eric Cullison, and wife, Susan Hooper Cullison by Warranty Deed from Victor C. Batson, and wife, Frank W. Batson, recorded on the 14th day of June, 2007 in Instrument No. 20070614-0071323, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION ONE, ORIENTAL GOLF CLUB SUBDIVISION, as recorded in Plat Book 1424, Page(s) 10, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

d. Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

e. Easement for Sanitary Sewers & Storm Drain, recorded in Book 3921, Page 519.