BILL GARRETT, Davidson County
Trans:T20140061156 DEEDWARR
Recvd: 08/19/14 10:47 2 pgs
Fees:13.00 Taxes:880.60
20140819-0075116

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
2784 Highway 31W
White House, TN 37188

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Kermit L. Culver Susan K. Culver 351 Cumberland Hills Drive Madison, TN 37115	Access National Mortgage 1800 Robert Fulton Dr. #350 Reston, VA 20191	03404002900

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Christopher Sammons, an unmarried person,** (the "Grantor") have bargained and sold, and hereby transfer and convey to **Kermit L. Culver and Susan K. Culver, husband and wife,** their heirs and assigns (collectively the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described as follows:

Tract One:

Land in Davidson County, Tennessee, being Lot No. 36 on the Plan of Section Four, North Hill Estates of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Tract Two:

Land in Davidson County, Tennessee, being Reserved Parcel - Detail "B" on the Plan of Section Four, North Hill Estates of record in Plat Book 3842, Page 229, in the Register's Office for Davidson County, Tennessee, described as follows:
Beginning at a point at the Northeast corner of Lot 36 of said subdivision, said point being South 54 deg. 41' 50" East 320.36 feet from the Easterly right of way of Cumberland Hills Drive, thence leaving said lot South 54 deg. 41' 50" East 19.03 feet to a point; thence North 59 deg. 50' 00" East 82.00 feet to a point; thence South 57 deg. 40' 00" East 67.00 feet to a point in the right of way of the Railroad; thence with said right of way South 59 deg. 50' 00" West 100.00 feet to a point; thence North 69 deg. 04' 00" West 82.91 feet to a point in the rear lot line of Lot 36; thence with said rear line North 38 deg. 25' 10" East 33.6 feet to the point of beginning.

Being the same property conveyed to Christopher Sammons, an unmarried person by Warranty Deed from Everlena Farrington and husband, Robert E. Farrington, recorded on the 8th day of April, 2013 in Instrument No. 20130408-0034370, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property known as 351 Cumberland Hills Drive, Madison, TN 37115.

Said property is further conveyed subject to the following matters:

(1) Davidson County Taxes for the year 2014 and subsequent years, not yet due and payable.
(2) All matters shown on plat of record in Plat Book 3842, Page 229, said Register's Office.
(3) Covenants, Conditions and Restrictions of record in Book 4293, Page 979, said Register's Office.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its heirs and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed this 15th day of August, 2014.

Christopher Sammons

STATE OF TENNESSEE)

COUNTY OF SUMNER)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $238,000.00.

Affiant

Sworn to and subscribed before me this 15th day of August, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:

03/01/2016

STATE OF TENNESSEE)

COUNTY OF SUMNER)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Christopher Sammons, with whom I am personally acquainted, and who acknowledged he executed the within instrument for the purposes therein contained.

WITNESS my hand this 15th day of August, 2014.

Notary Public

LISA G HODGES STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires:
03/01/2016