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THIS INSTRUMENT PREPARED BY: ***Douglas A. Brace, Reg. #3485*** ***ORTALE, KELLEY, HERBERT & CRAWFORD*** *330 Commerce Street, Suite 110* *P.O. Box 198985* *Nashville, TN 37219-8985* *(615) 256-9999* ***File No. 27839SP***	*STATE OF TENNESSEE]* *COUNTY OF DAVIDSON]* *The actual consideration or value, whichever is greater, for this transfer is $426,000.00.* x _____ *Affiant* *SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF OCTOBER 2014.* _____ *Notary Public* *My commission expires:* ROBERT J. NOTESTINE III NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON My Comm. Expires May 8, 2017

Name and Address of New Owner:

Open Door Realty, LLC
437 Lakeshore Drive
Old Hickory, TN 37138-1116

BILL GARRETT, Davidson County
Trans:T20140081646 DEEDWARRSP
Recvd: 10/29/14 14:46 3 pgs
Fees:18.00 Taxes:1576.20
20141029-0099926

Send Tax Bills To:

NEW OWNER

Street Address of Subject Property:	**Map and Parcel:**
2301 Cruzen Street Nashville, TN 37211.	118-4-248

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **MARK P. CULLUM and wife, CECILIA CULLUM,** hereinafter called "**GRANTORS,**" have bargained and sold, and by these presents do transfer and convey

unto **OPEN DOOR REALTY, LLC,** hereinafter called "**GRANTEE,**" its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lots 213 and 214, PLAN OF GRANDVIEW HEIGHTS, as shown on plat of record in Book 161, pages 14-15, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Mark P. Cullum to Mark P. Cullum and wife, Cecilia Cullum, as recorded on the 28th day of April, 2014 in Instrument No. 20140428-0035574 and Warranty Deed from Juana S. Campbell, a married person, to Mark P. Cullum, an unmarried person, as recorded on the 16th day of November, 2000 in Instrument No. 20001116-0113798, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 2301 Cruzen Street, Nashville, Davidson County, TN 37211.

The conveyance of the above described parcel of land is subject to the following:

1. Metropolitan Nashville/Davidson County real property taxes for 2014 have been paid and prorated between the parties. Taxes and assessments for subsequent years are assumed by Grantee.

2. Any and all zoning regulations, building restrictions, setback lines, if any, and easements and/or rights of ways for public utilities applicable to this property.

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, its successors and assigns, forever; and Grantors do covenant with the said Grantee that they 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 further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantors, but not further or otherwise. 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 hands this 28 day of October, 2014.

MARK P. CULLUM

CECILIA CULLUM

STATE OF TENNESSEE|
COUNTY OF DAVIDSON|

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **MARK P. CULLUM and wife, CECILIA CULLUM,** the bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office, this the 28 day of October, 2014.

NOTARY PUBLIC
Douglas A. Brace
My Commission Expires
March 7, 2017
STATE OF TENNESSEE

NOTARY PUBLIC

My commission expires:_____

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