BILL GARRETT, Davidson County
Trans:T20140090255 DEEDWARR
Recvd: 12/02/14 13:51 2 pgs
Fees:13.00 Taxes:194.25
20141202-0110611

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-08-2016

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)
Chan McCullough	Same as new owner	
(NAME)	(NAME)	082-04-0-196.00
905 Travelers Ct.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(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 **JEFFREY ROBINSON, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHAN MCCULLOUGH, MARRIED,** 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. 87 and the easterly 16 feet of Lot No. 88 on the Map of Thornby Place of record in Plat Book 332, Page 3, in the Register's Office for Davidson County, Tennessee; said Lot No 87 and part of Lot No. 88 from together 66 feet on the southerly side of West Sharpe Avenue formerly Osage Street and runs back between parallel lines 147 feet more or less to an alley.

Being the same property conveyed to James Berry Robinson, III by deed from Ida Robinson Black, Breta Robinson Stewart and Belva Robinson Casson of record in Instrument No. 20020724-0088967 Register's Office for Davidson County, Tennessee, dated July 22, 2002 and recorded on July 24, 2002.

Being the same property conveyed to Chan McCullough and Chandler McCullough by Final Decree Confirming Sale from Clerk and Master of record in Instrument No. 20140318-0022357 Register's Office for Davidson County, Tennessee, dated August 19, 2013 and recorded on March 18, 2014. Decree for Redemption conveying said property back into the name of the Estate & Heirs of James B. Robinson, III as of record in Instrument No. 20141202-0110606, Register's Office for Davidson County, Tennessee.

The said James Berry Robinson, III having since died on July 6, 2010. Affidavit of Heirship was recorded in Instrument No. 20130425-0040961, Register's Office for Davidson County, Tennessee. Said Affidavitof Heirship has since been amended and executed by a new Affiant to correct the heirs at law to read Esther Robinson, Jeffrey Robinson and Jeremy Robinson as of record in Instrument No. 20141202-0110608, Register's Office for Davidson County, Tennessee.
The said Jeremy Keith Robinson having since conveyed his interest in the said property by Quitclaim Deed to Yolanda S. Robinson as of record in Instrument No. 20130425-0040965, Register's Office for Davidson County, Tennessee.
The said Yolanda Robinson having since conveyed her interest in the said property by Quitclaim Deed to Jeffrey Robinson as of record in Instrument No. 20141202-0110609, Register's Office for Davidson County, Tennessee.
The said Esther Robinson having since conveyed her interest in the said property by Quitclaim Deed to Jeffrey Robinson as of record in Instrument No. 20141202-0110610, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 a lien not yet due and payable.
- Federal Tax Lien of record at Instrument Number 20090513-0043892, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

JR by MKatz infact

This is improved property known as: **870 W. Sharpe Avenue , Nashville, Tennessee 37206**.

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.

Witness my/our hand(s) this the 26th DAY OF NOVEMBER, 2014.

Jeffrey Robinson by Marjorie Kindall atty in fact

Jeffrey Robinson by Marjorie Kindall,
Attorney in Fact

STATE OF Georgia

COUNTY OF DeKalb

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marjorie Kindall, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JEFFREY ROBINSON, and who acknowledged she executed the same as the free act and deed of the said JEFFREY ROBINSON.

Witness my hand and official seal, this the 25th of November, 2014.

Notary Public
My Commission Expires: 04-21-2018
(SEAL)

GREGORY PEACE NOTARY PUBLIC MY Commission EXPIRES 04-21-2018 DEKALB COUNTY, GEORGIA

GREGORY PEACE NOTARY PUBLIC MY COMMISSION EXPIRES 04-21-2018 DEKALB COUNTY GEORGIA

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

JR by MK atty in fact