QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20150000544 DEEDQC
Recvd: 01/05/15 10:24 2 pgs
Fees:12.00 Taxes:0.00
20150105-0000669

R-VRES-14-351

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF December, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015 (AFFIX SEAL)

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Comm. Exp. 08-17-2015

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)
Kermit Culver, Susan Culver and Jordan Culver	**Access National Mortgage, a Division of Access National Bank**	
(NAME) **351 Cumberland Hills Drive**	(NAME) **1800 Robert Fulton Drive, Suite #350**	**034-04-0-029.00**
(ADDRESS) **Madison, TN 37115**	(ADDRESS) **Reston, VA 20191**	
(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 **KERMIT L. CULVER AND SUSAN K. CULVER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **KERMIT L. CULVER AND SUSAN K. CULVER, HUSBAND AND WIFE; AND JORDAN CULVER, A SINGLE PERSON; ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** 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:

Tract 1
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 2
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 degrees 41' 50" East 320.36 feet from the Easterly right of way of Cumberland Hills Drive, thence leaving said lot South 54 degrees 41' 50" East 19.03 feet to a point; thence North 59 degrees 50' 00" East 82.00 feet to a point; thence South 57 degrees 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 degrees 50' 00" West 100.00 feet to a point; thence North 69 degrees 04' 00" West 82.91 feet to a point in the rear lot line of Lot 36; thence with said rear line North 38 degrees 25' 10" East 33.6 feet to the point of beginning.

Being the same property conveyed to Kermit L. Culver and Susan K. Culver by Warranty Deed from Christopher Sammons, an unmarried person of record in Instrument No. 20140819-0075116, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **351 Cumberland Hills Drive, Madison, Tennessee 37115**.

Witness my/our hand(s) this the 30 day of December, 2014.

Kermit L. Culver

Kermit L. Culver

Susan K. Culver

Susan K. Culver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KERMIT L. CULVER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of December, 2014.

Notary Public
My Commission Expires: 8-17-2015
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SUSAN K. CULVER, 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 30 of December, 2014.

Notary Public
My Commission Expires: 8-17-2015
(SEAL)

ALISON RODGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-17-2015

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