WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150012595 DEEDWARR
Recvd: 02/20/15 12:34 2 pgs
Fees:13.00 Taxes:259.00
20150220-0014851

G-CM-15-870

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF FEBRUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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)
Deri Plummer	new owner	
(NAME)	(NAME)	**082-04-0-196.00**
870 Sharpe Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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 **CHAN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DERI PLUMMER, 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 Chan McCullough, married by Warranty deed from Jeffrey Robinson, unmarried of record in Instrument No. 20141202-0110611 Register's Office for Davidson County, Tennessee, dated November 26, 2014 and recorded on December 2, 2014. Said property is not the primary or marital residence of the Grantor.

This conveyance is subject to:
- Taxes for the year 2015.
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 3, Register's Office for Davidson County, Tennessee.

This is **improved** property known as: **870 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 12th DAY OF FEBRUARY, 2015.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN MCCULLOUGH, 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 12th of February, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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