WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150035273 DEEDWARR
Recvd: 05/07/15 09:58 2 pgs
Fees:13.00 Taxes:1757.50
20150507-0041724

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$475,000.00.**

Affiant

Subscribed and sworn to before me, this the 4th day of May, 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
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Douglas M. Adair	Churchill Mortgage Corporation	**Map 103-09-0, Parcel 105.00**
406 Hillwood Boulevard	761 Old Hickory Blvd. #400	
Nashville, TN 37205	Brentwood, TN 37027	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Richard Ealey and wife, Connie Ealey

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Douglas M. Adair and Susan L. Culkin, husband and wife

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 28 on the Plan of Hillwood Estates, Section One, of record in Book 1835, page 117, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to Richard Ealey and wife, Connie Ealey by Deed from The Estate of Marianne C. Bishop, dated August 3, 1999, of record in Book 11607, Page 19, Register's Office for Davidson County, Tennessee. The said Richard Ealey and Connie Ealey having since divorced and the property was vested in Richard Ealey and Connie Ealey as unmarried people as set out in the Final Divorce Decree in Docket # 14D-445, dated July 29, 2014, Third Circuit Court for Davidson County, Tennessee.

This conveyance is made subject to the following:
(1) The Plan of record in Book 1835, Page 117, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein.
(2) Restrictive Covenants contained in instrument of record in Book 3990, Page 946, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **406 Hillwood Boulevard, Nashville, TN 37205**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES 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 GRANTEES, 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 **4th** day of **May, 2015.**

Richard Ealey

Connie Ealey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Richard Ealey and Connie Ealey,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **4th** day of **May, 2015.**

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

Notary Public

My Commission Expires:_____