WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/15 16:06 2 pgs
Fees:13.00 Taxes:564.25
20150609-0054393



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$152,500.00.**

Affiant

Subscribed and sworn to before me this 8th day of June, 2015

Notary Public
My Commission expires: 8/5/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Winward Properties, Inc.	SAME	072-07-0-136.00
7125 Bakers Bridge Avenue		
Brentwood, TN 37027		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Douglas E. Tullock and wife, Merrigay C. Tullock, as Tenants by the Entireties**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Winward Properties, Inc., a Tennessee corporation**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being the westerly party of Lot No. 3, Block "A" on the Map of R.M. Dudley's Subdivision of Blocks "A" and "B" in the Subdivision of a 30 acre tracts, as of record in Book 974, Page 8, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Douglas E. Tullock and wife, Merrigay C. Tullock, as Tenants by the Entireties from Roger Burnett by Warranty Deed on March 2, 2009, of record in Instrument Number 20090325-0027051, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2015 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in Plat Book 974, Page 8, Register's Office for Davidson County, Tennessee.
- Subject to a strip 5 feet wide reserved for Kenmore Place located in the westerly boundary of said lot of record in Book 6321, Page 868, Register's Office for Davidson County, Tennessee.

This is improved property known as: **3106 Oxford Street, Nashville, TN 37216**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 June 1, 2015.

Douglas E. Tullock

Merrigay C. Tullock

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Douglas E. Tullock and, Merrigay C. Tullock,** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 1, 2015

My commission expires 8/5/18

Notary Public

ANDREW H. MALONEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17