NEW OWNER:

Vintage South, LLC
4025 Wallace Lane
Nashville, TN 37215

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 15-0629

Map 131 Group 12-0 Parcel 015.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20150060260 DEEDWARR
Recvd: 07/23/15 13:21 2 pgs
Fees:13.00 Taxes:2127.50
20150723-0072405

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Five Hundred Seventy-Five Thousand and 00/100 Dollars ($575,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MATTHEW E. CULLUM AND DEANNA J. CULLUM** ("Grantors") have this day bargained and sold and by these presents do hereby transfer and convey unto **Vintage South, LLC, a Tennessee limited liability company** ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

BEING Lot No. 27 on the Plan of Lea - Gran Estates, and of record in Plat Book 2083, Page 88, Register's Office for Davidson County, Tennessee. Said lot No. 27 fronts 115.38 feet on the southerly side of Lipscomb Drive and extends back 272.9 feet on the easterly line and 338.7 feet on the westerly line to a dead line, measuring 157.3 feet thereon.

BEING the same property conveyed to Matthew E. Cullum and wife, Deanna J. Cullum, by Warranty Deed from James H. Rawls and Gloria A. Rawls, dated August 4, 2001, and of record in Instrument No. 20010912-0099676, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 1127 Lipscomb Drive, Nashville, Tennessee 37204.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its heirs and assigns, in fee simple, forever.

GRANTORS covenant with said Grantee that Grantors are lawfully seized and possessed of said property; that Grantors have a good and lawful right to make this conveyance; that the same is free,

clear and unencumbered, except as noted herein; and Grantors will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantors have executed or caused this instrument to be executed by its duly authorized representative, this 17th day of July, 2015.

MATTHEW E. CULLUM

DEANNA J. CULLUM

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, MATTHEW E. CULLUM AND DEANNA J. CULLUM, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 17th day of July, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ 575,000.00 .

AFFIANT

Sworn to and subscribed to before me this 17th day of July, 2015.

NOTARY PUBLIC

My commission expires: 5-30-17

TODD A. TRESSLER, II
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY