THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 15084993** BILL GARRETT, Davidson County Trans:T20150077580 DEEDWARR Recvd: 09/11/15 14:19 2 pgs Fees:13.00 Taxes:629.00 20150911-0092590	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $170,000.00. Affiant Subscribed and sworn to before me, this 3rd day of September, 2015. Notary Public My Commission Expires: WILLIAM T. CHAPMAN, IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 10, 2018

WARRANTY DEED

Address New Owner: Donald H. Culwell 2330 CABIN HILL RD Nashville TN 37214-1527	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 07311007600

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Lindsey E. Patrick, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Donald H. Culwell and Lynsey K. Culwell, Husband and Wife,** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee is more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 109, Sunset View, Section One, as shown on plat of record in Plat Book 2663, Pages 27 and 28, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed by Quitclaim Deed from Peter L. Wesson to Lindsey E. Patrick fka Lindsey P. Wesson, as recorded on the 31st day of July, 2014 in Instrument No. 20140731-0068384 and Warranty Deed from Kristin C. Johnson Hooper to Peter L. Wesson and wife, Lindsey P. Wesson, as recorded on the 29th day of June, 2009 in Instrument No. 20090629-0060294, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SUNSET VIEW, SECTION ONE, as recorded in Plat Book 2663, Page(s) 27 and 28.

Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 2492, Page 307 and Book 2492, Page 631.

This is improved property located at 2330 CABIN HILL RD Nashville TN 37214-1527

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 3rd day of September, 2015.

Lindsey E. Patrick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Lindsey E. Patrick, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3rd day of September, 2015.

Notary Public

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
SEPTEMBER 10, 2018