BILL GARRETT, Davidson County
Trans:T20150085878 DEEDWARR
Recvd: 10/08/15 10:36 2 pgs
Fees:13.00 Taxes:592.00
20151008-0102720

THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2015

Notary Public

MY COMMISSION EXPIRES: 04/24/18

(AFFIX SEAL)

DANNY LEE SMITH NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF RUTHERFORD

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sammy M. Smith	Same	MAP
1146 Kirkland Avenue		PARCEL 072-07-0-069-00
Nashville, TN 37216-3114		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Philip Grayson Cullum, Jr., married and Joyce C. Rucker, married**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Sammy M. Smith**

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 the easterly 50 feet of Lot No. 13 on the Plan of Inglewood Place of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee.

Said Easterly 50 feet of Lot No. 13 fronts 50 feet on the southerly side of Kirkland Avenue and runs back on the easterly side 282.2 feet and on the westerly side 282 feet more or less to a dead line.

Being the same property conveyed to Phillip G. Cullum and wife, Grace Cullum by Warranty deed from James B. Watson, Jr and wife, Marjorie Cullum Watson of record in Book 1199, page 362, Register's Office for Davidson County, Tennessee, dated October 8, 1941 and recorded on October 9, 1941.

Phillip G. Cullum having died December 29, 2010 leaving Grace Cullum as surviving tenant by the entirety. Grace Cullum died intestate in Davidson County, Tennessee on January 2, 2015. Pursuant to T.C.A. 31-2-101 et seq. and the Affidavit of Heirship filed of record in Instrument No. 20151008-0102719 Register's Office for Davidson County, Tennessee the above property is vested in fee simple to Philip Grayson Cullum, Jr. and Joyce C. Rucker. The same having joined as grantor herein for the purpose of the conveyance.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1146 Kirkland Avenue, Nashville, TN 37216-3114.**

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, their heirs and assigns forever; and we do covenant with 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~~ hand( ) this the 25th day of September, 2015.

Joyce C. Rucker
Joyce C. Rucker

Philip Grayson Cullum, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Joyce C. Rucker** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that she executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 29 day of September, 2015.

My Commission expires: 8.17.19

R Walters
Notary Public

RENNA ANN WALTERS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

STATE OF KENTUCKY
COUNTY OF Fayette

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Philip Grayson Cullum, Jr.** the bargainor__, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor__, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 25 day of September, 2015.

My Commission expires: 9/11/17

Scott Natasha Winkler
Notary Public
497008

SCOTT NATASHA WINKLER
NOTARY PUBLIC - KY
STATE AT LARGE
MY COMMISSION EXPIRES
SEPT 11, 2017