WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/28/15 11:58 3 pgs
Fees:18.00 Taxes:517.63
20151228-0129914

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $139,900.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 14th DAY OF DECEMBER, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 1-26-19

ELIZABETH J. BARNES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Compass Land Title, LLC, 278 Franklin Road, Ste. 190, Brentwood, TN 37027
file # 15-1567B

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Regency Company Attn: Keith Kraft	NEW OWNER	081-07-0-065-00
95 White Bridge Rd #117		
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MARY E. CULP, UNMARRIED

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Keith Kraft, Trustee of a Land Trust Agreement dated 12/14/2015

HEREINAFTER CALLED THE GRANTEE(S), 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. 12 on the Plan of F. C. Scruggs; Re-Subdivision of Lot No. 3 in Owen's Plan of Buena Vista Lots of record in Plat Book 57, Page 81, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the westerly side of 14th Avenue, North, formerly Marr Street and runs back between parallel lines, with the northerly margin of an alley, 135 feet to an alley in the rear.

Being the same property conveyed to John H. Culp and Mary E. Culp by Cash Deed deed from Henry G. Cisneros, Secretary of Housing and Urban Development of record in Book 8985, page 6, Register's Office for Davidson County, Tennessee, dated June 15, 1993 and recorded on June 17, 1993. (Value or consideration shown in aforementioned deed $44,600.00.)

John H. Culp having since died April 20, 2012, Mary E. Culp taking title as the surviving tenant by the entirety.

Being also known as 2005 14Th Avenue North Nashville, TN 372081411.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Taxes for the year 2015 a lien, due and payable, but not delinquent.

Taxes for the year 2014 a lien, due and payable, and now delinquent.

Subject to all matters shown on the Plan of record in Plat Book 57, Page 81, Register's Office for Davidson County, Tennessee.

This is property known as 2005 14Th Avenue North, Nashville, TN 37208-1411

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 in 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 on the 14th day of December, 2015.

Mary E. Culp

Mary E. Culp

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, MARY E. CULP, the within named grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged executing the within instrument for the purposes therein contained.

Witness my hand and official seal, this 14th day of December, 2015.

Notary Public

My Commission Expires: 10/2/17

J. Carlton Drumm
State of Tennessee Notary Public
Williamson County

File #: 15-1567B

RECORD & RETURN TO:

COMPASS LAND TITLE, LLC

278 Franklin Road, Ste. 190

Brentwood, TN 37027

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

