WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160028435 DEEDWARR
Recvd: 04/07/16 14:31 2 pgs
Fees:13.00 Taxes:229.40
20160407-0033535

G-CM-16-921-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF APRIL, 2016.

Notary Public

MY COMMISSION EXPIRES: 8/20/19
(AFFIX SEAL)

NATHAN KEITH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
William Chandler McCullough, III	NEW OWNER	
(NAME)	(NAME)	
921 Goodbar Drive	940 GALE LN. UNIT #127	**107-13-0-103.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217-1816	NASHVILLE, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 consideration, the receipt of which is hereby acknowledged, **CHAN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **WILLIAM CHANDLER MCCULLOUGH, III, AN UNMARRIED MAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 49 on the Plan of Miro Meadows, of record in Plat Book 1424, Pages 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Chan McCullough by Quitclaim Deed from Venture Properties, a Tennessee general partnership, of record in Instrument No. 20081106-0110620, Register's Office for Davidson County, Tennessee, dated November 06, 2008 and recorded on November 06, 2008.

The above referenced property has never been the principal marital residence for the Grantor.

This conveyance is subject to:
- Taxes for the year 2016 and subsequent years a lien, not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1424, Pages 94 and 95, Register's Office for Davidson County, Tennessee.
- Restrictions of record in Book 1710, Page 183, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary sewers and/or Storm Drainage of record in Book 4298, Page 518, in the Register's Office for Davidson County, Tennessee.
- Sewer Easement of record in Book 4800, Page 242, in the Register's Office for Davidson County, Tennessee.
- Easement(s) to Metropolitan Government of Nashville and Davidson County, Tennessee of record in Book 4306, Page 62, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **921 Goodbar Drive , Nashville, Tennessee 37217-1816**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 6th DAY OF APRIL, 2016.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN MCCULLOUGH, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6th of April, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212