This instrument was prepared by:
DLO TITLE, LLC
256 Seaboard Lane Suite F-103
Franklin, TN 37067
2015080007A

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, is $116,400.00

BILL GARRETT, Davidson County
Trans:T20160050897 DEEDWARR
Recvd: 06/15/16 16:22 2 pgs
Fees:13.00 Taxes:430.68
20160615-0060824

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019

Sworn to and subscribed before me this 13th day of June, 2016.

Affiant

Notary Public

Address of New Owner:
Lewis C. McCullough
1310 Merritt Street
Old Hickory, TN 37138

Send Tax Bills to:
New Owner

Map-Parcel Numbers:
053-020A-002.00-CO

WARRANTY DEED

For and in consideration of the sum of Ten and No/100 ($ 10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **George Edward Manson unmarried a/k/a George Eddie Manson** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lewis C. McCullough, a single person** hereinafter called the Grantees, their heirs and assigns, a certain parcel of land in **Davidson** County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit 1306B as described in Exhibit B of the Master Deed and Bylaws for Gem Place, a Horizontal Property Regime, of record in Instrument No. 20081029-0108080, 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 George Eddie Manson, a single person by Warranty deed from MM Properties, a Tennessee Limited Liability Company of record in Instrument No. 20081119-0113918 Register's Office for Davidson County, Tennessee, dated November 5, 2008 and recorded on November 19, 2008.

This is improved property known as **1310 Merritt Street, Old Hickory, TN 37138.**

This conveyance is made subject to:

Zoning; setback requirements; general utility, sewer and drainage easements of record; subdivision and/or condominium declarations, covenants, restrictions, and easements of record. Current year taxes are to be paid by ____Grantor __X__ Grantee.

TO HAVE AND TO HOLD said land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, their heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as otherwise herein set out. Grantor does further covenant and bind himself, his heirs and representatives, to warrant and forever defend the title to said land to said Grantee, their heirs and assigns, against the lawful claims of all persons whomsoever.

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

WITNESS my hand, this 13th day of June, 2016.

George Edward Manson a/k/a George Eddie Manson
By Matthew B. Manson, attorney in fact

State of Tennessee
County of Williamson

On this 13th day of June, 2016, before me personally appeared Matthew B. Manson, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument as attorney in fact on behalf of George Edward Manson, and acknowledged that [s]he executed the same as the free act and deed of George Edward Manson.

Witness my hand, at office, on this 13th day of June, 2016.

Notary Public
My Commission Expires: _____

R. MARK DOUGALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-14-2019