This Instrument Prepared By:
Brentwood Title & Escrow, LLC.
320 Seven Springs Way, Suite 150
Brentwood, TN 37027
BW16301

Davidson County DEEDWARR
Recvd: 06/27/16 10:57 3 pgs
Fees:18.00 Taxes:1295.00
20160627-0065238

Send Tax Bills To:

New Owner

New Owner is:
Benjamin McCullough
3557 Fair Meadows Drive
Nashville, TN 37211

MAP: 180-04-0B

PARCEL: 137.00 CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Daniel Pinsonneault and wife, Karen Pinsonneault, and Morgan Pinsonneault unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Benjamin C. McCullough and D. Sheree McCullough, husband and wife**, hereinafter referred to as Grantee, their heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

Improved Property Commonly Known As: **3557 Fair Meadows Drive, Nashville, TN 37211**

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

LAND in Davidson County, Tennessee, being all of Lot No. 142 on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Daniel Pinsonneault and Morgan Pinsonneault, joint tenants with right of survivorship, by Warranty Deed from Drees Premier Homes, Inc., an Ohio corporation, dated 9/28/09 and recorded 10/5/09 in Instrument No. 20091005-0092602, Register's Office for Davidson County, Tennessee.

Sellers Initials

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives

to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 31st day of May, 2016.

GRANTOR(S):

DANIEL PINSONNEAULT

KAREN PINSONNEAULT

MORGAN PINSONNEAULT

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

ACKNOWLEDGEMENT

STATE OF ~~TENNESSEE~~
COUNTY OF Davidson

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Daniel Pinsonneault and Karen Pinsonneault and Morgan Pinsonneault**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 31st day of May, 2016.

MARGARET S. MEANS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Exp Res SEPT. 11, 2017

NOTARY PUBLIC
My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$350,000.00**.

AFFIANT

SWORN TO and subscribed before me this 31st day of May, 2016.

Emily Kornbau State of Tennessee Notary Public Sumner County My Commission Expires June 19, 2018

NOTARY PUBLIC
My commission expires: 6/19/18

True Copy Certification

I, Marjorie Kaup Haines, do hereby make oath that I am a licensed attorney and/or 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.

Marjorie Kaup Haines
Signature

State of TN

County of Williamson

Personally appeared before me, **Chris Mule**, a notary public for this county and state, **Marjorie Kaup Haines** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 1/13/2020
Notary' Seal (if on paper)

CHRIS MULE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY