BILL GARRETT, Davidson County
Trans:T20160063185 DEEDQC
Recvd: 07/22/16 10:57 3 pgs
Fees:17.00 Taxes:0.00

20160722-0075639

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration for this transfer is No Dollars ($0.00) and is part of an estate settlement.

Affiant

Subscribed and sworn to before me this 13 day of July 2016.

Notary Public

My commission expires: 07-24-19

SUSAN DIAS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:

Beth A. Garrison, Attorney at Law
103 Bluegrass Commons Blvd.
Hendersonville, TN 37075
615-824-3761; Ext. 201

MAP & PARCEL:

ADDRESS NEW OWNERS:
Anthony P. McCulley
915 Broadmoor Drive
Nashville, TN 37216

SEND TAX BILLS TO:
Anthony P. McCulley
915 Broadmoor Drive
Nashville, TN 37216

MAP-PARCEL NO:
061 07 0 023.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of **Ten Dollars ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, we, **KAREN STINSON and JAMES R. MCCULLEY, JR.**, have this day bargained and sold and, by these presents, relinquish, convey and quitclaim unto **ANTHONY P. MCCULLEY** all of our right, title and interest, if any, in and to the following described tract or parcel of land situated in **Davidson** County, Tennessee, as follows:

Being Lot No. 2 of Block "1" on the plan of Broadmoor, Section No. 2, as of record in Book 547, page 174, Register's Office for said County.

Said Lot No. 2 fronts 50 feet on the northerly side of Woodruff Drive, and runs back between parallel lines 155 feet to a dead line.

Being the same property conveyed to MARY M. MCCULLEY, a widow, by deed from GEORGE L. WEIMAR and wife, FRANCES F. WEIMAR, of record in Book 2643, page 528, said Register's Office.

Being the same property conveyed to Karen Stinson, James R. McCulley, Jr., and Anthony P. McCulley by Order Admitting Will to Probate to Establish Muniment of Title, of record as Instrument Number 20101209-0098175 said Register's Office

This conveyance made subject to restrictions of record in Book 735, page 41 and Book 943, page 300, said Register's Office.

THIS IS IMPROVED PROPERTY KNOWN AS: 915 Broadmoor Drive; Nashville, TN 37216.

The Grantor, does hereby convey, remise, release and forever quitclaim unto the Grantee, the said tract or parcel of land, with the appurtenances, estate, title and interest hereto belonging to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as above.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this 26th day of January, 2016.

K. Stinson

Karen Stinson

STATE OF TENNESSEE)

COUNTY OF Sumner)

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **Karen Stinson,** in her individual capacity, personally acquainted and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 26th day of January, 2016, at Hendersonville, Tennessee.

Beth A. Garrison

NOTARY PUBLIC

BETH A. GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission expires: 2/27/2019

IN WITNESS WHEREOF, I have hereunto set my hand on this 8 day of March, 2016.

James R. McCulley, Jr.

STATE OF TENNESSEE)

COUNTY OF Williamson

Before me, the undersigned, a notary public in and for said County and State aforesaid, personally appeared **James R. McCulley, Jr.,** in his individual capacity, personally acquainted and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal on this 8 day of March, 2016, at Brentwood, Tennessee.

NOTARY PUBLIC

My Commission expires: 11/26/17

CECELIA J. MANNING
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 11/26/17