RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288 32970

BILL GARRETT, Davidson County
Trans:T20160069272 DEEDWARR
Recvd: 08/10/16 11:58 2 pgs
Fees:13.00 Taxes:906.50
20160810-0083218

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me, this 4th day of August, 2016.

Notary Public
My commission expires: _____

NANCY L. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires April 13, 2019

02-1607-49975

Address of New Owner:	Send Tax Bills to:	Tax Information:
India Mayer	Franklin Synergy Bank	119-02-0-061.00
209 Garwood	722 Columbia Avenue	
Nashville TN 37210	Franklin TN 37064	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **John C. Culver, a married man,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **India Mayer**, an unmarried woman, hereinafter called the Grantees, their successors 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. 19, on the Plan of Cunningham Heights, of record in Book 2331, Page 76, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John C. Culver, unmarried by deed from Lavonne Bonnie Schwarzrock, dated April 28, 1989, recorded May 8, 1989, of record in Book 7835, Page 480, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 209 Garwood, Nashville, TN 37210.

Kay Culver joins in this conveyance to convey any and all marital interest she may have in the subject property.

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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 this 4th day of August, 2016.

John C. Culver

Kay Culver

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **John C. Culver and Kay Culver, husband and wife**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 4th day of August, 2016.

Notary Public
State of Tennessee at Large

My Commission expires: 6-22-20

REX A. CHAMBERLAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY