Limestone

BILL GARRETT, Davidson County
Trans:T20170033754 DEEDWARR
Recvd: 04/21/17 11:06 2 pgs
Fees:12.00 Taxes:0.00
20170421-0039301

RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN178590

WARRANTY DEED

BK: 7048 PG: 52-53
17013934

2 PGS:AL-DEED	
485541	
04/11/2017 - 10:30 AM	
BATCH	485541
MORTGAGE TAX	0.00
TRANSFER TAX	1017.50
RECORDING FEE	10.00
DP FEE	2.00
REGISTER'S FEE	1.00
TOTAL AMOUNT	1030.50

STATE OF TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of March, 2017.

NOTARY PUBLIC

My commission expires: 1-8-19

CANTON SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 1-8-19

THIS INSTRUMENT PREPARED BY:
Limestone Title and Escrow, LLC, 5200 Maryland Way, Suite 202, Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Philip G. Cullum, Jr. and Carolyn J. Cullum 8105 Ochoa Lane Brentwood, TN 37027	Same address as new owner	181 03 0A 361.00CO

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and 00/100 Dollars ($275,000.00), and other good and valuable consideration, cash in hand paid by the hereinafter named Grantee(s), the receipt of which is hereby acknowledged; the undersigned, **FRANCIS P. DORR AND SUSAN M. DORR, HUSBAND AND WIFE,** hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **PHILIP G. CULLUM, JR. AND CAROLYN J. CULLUM, HUSBAND AND WIFE**, hereinafter called the Grantee(s), their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Lot Number 101 on the Plan of Phase Three, Section One, Addition to Indian Creek of record in Instrument Number 20140407-0028956, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Francis P. Dorr and Susan M. Dorr, husband and wife, by Warranty Deed from T R & D Homes, Inc., dated 10/10/2014, recorded 10/16/2014, of record in Instrument #20141016-0095487, in the Register's Office for Davidson County, Tennessee.

The address of the herein described property is believed to be 8105 Ochoa Lane, Brentwood, TN 37027, and is shown on all tax records as same, but such addresses are not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

This conveyance is made subject to all matters as shown of record in the Register's Office for Davidson County, Tennessee; and to the zoning and subdivision regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging, unto the said Grantee(s), their heirs and assigns, forever.

The undersigned covenant with the said Grantee(s) that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same; and that it is unencumbered except by lien of the 2017 property taxes, which taxes are being prorated between the parties, and the payment thereof will be the responsibility of the Grantee(s).

The undersigned further covenant and bind themselves, their heirs and assigns, forever to warrant and defend the title to said real estate unto the said Grantee(s), their heirs and assigns, against the lawful claims of all persons, whomsoever.

WITNESS MY/OUR HANDS, this the 24th day of March, 2017.

Francis P Dorr

FRANCIS P. DORR

Susan M. Dorr

SUSAN M. DORR

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public, Francis P. Dorr and wife, Susan M. Dorr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this the 24th day of March, 2017.



Notary Public

Benton Smith

Printed Notary Name

My commission expires: 1-8-19