Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1172

STATE OF TENNESSEE,
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 17th day of July, 2017

Notary Public
Commission Expires: _____

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

BILL GARRETT, Davidson County
Trans:T20170061978 DEEDWARR
Recvd: 07/20/17 09:20 2 pgs
Fees:13.00 Taxes:925.00
20170720-0073125

Address of New Owner	Send Tax Bills To:	Map & Parcel
Tyler P. McCullouch 299 Wallace Road Nashville, TN 37211	New Owner	147-04-0-060.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Joshua Kuthe and Jordyn Butler, now known as Jordyn Kuthe, husband and wife as joint tenants** HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tyler P. McCulloch, an unmarried man

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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. 89 on the Plan of Section Two Beverly Heights of record in Plat Book 2331, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 89 fronts 115 feet on the Southerly side of Wallace Road and runs back 330.9 feet on the Westerly line and 378.9 feet on the Easterly line to a dead line in the rear on which it measures 128 feet.

Being the same property conveyed to Timothy L. Rummage by Warranty deed from Richard O. Yates and wife, Melinda H. Yates of record in Instrument No. 20000725-0073351 Register's Office for Davidson County, Tennessee, dated July 21, 2000 and recorded on July 25, 2000.

Being the same property conveyed to Joshua Kuthe and Jordyn Butler, as joint tenants by deed from Timothy L. Rummage and wife, Mary Nicole Rummage of record in Instrument No. 20160309-0022317 Register's Office for Davidson County, Tennessee, dated February 25, 2016 and recorded on March 09, 2016. Joshua Kuthe and Jordyn Butler now known as Jordyn Kuthe, has since married.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 299 Wallace Road, Nashville, TN 37211.

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 and assigns forever; and we so covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 17th day of July, 2017.

Joshua Kuthe

Jordyn Kuthe

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Joshua Kuthe and Jordyn Kuthe** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 17th day of July, 2017.



(Notary Seal)

Notary Public
My Commission Expires: 5/8/2018