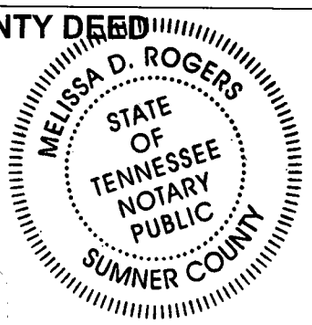
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $547,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2018

Notary Public

MY COMMISSION EXPIRES: 3/23/21
(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 64349 DEEDWARR
03/02/2018 10:50:04 AM 2 pgs
Fees: $13.00 Taxes: $2,023.90

20180302-0019824

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc.
120 Anderson Lane, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
John Joseph Leach	John Joseph Leach	75-12E-25
(NAME)	(NAME)	
1324 Weeping Cherry Lane	1324 Weeping Cherry Lane	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20180183

For and 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, CAROLE MCCULLOCH, A MARRIED WOMAN**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **JOHN JOSEPH LEACH, 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. 35 on the Plan of First Revision, Final Plat of Blossom Trace, as of record in Instrument No. 20010924-0102892 and corrected in Instrument No. 20011025-0116873, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Carole McCulloch by deed from The McCulloch Company, LLC, dated June 18, 2004, of record in Instrument No. 20040624-0074954, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) Easements, setback lines, notes, conditions, stipulations, etc, and all other matters as set forth per Plat of record in Instrument No. 20010920-0101745, as corrected in Instrument No. 20011025-0116873, Register's Office for said County; and (b) Terms, conditions, easements, rights and liens as set forth in the Declaration of Covenants, Conditions, and Restrictions for Blossom Trace and the By-Laws appended thereto, of record in Instrument No. 20010724-0078292, said Register's Office.

Unimproved ☐

This is improved ☒ property, known as 1324 Weeping Cherry Lane, Hermitage, TN 37076
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 I/we do covenant with the said GRANTEES that I/we am/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 I/we do further covenant and bind myself, my 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 used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 1st day of March, 2018

Carole McCulloch

Ronnie G. McCulloch

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Carole McCulloch and Ronnie G. McCulloch, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st of March, 2018.

Notary Public
My Commission Expires: 3/23/21

