WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $225,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF APRIL, 2018.

Notary Public

MY COMMISSION EXPIRES: 1-11-22
(AFFIX SEAL)

STEPHANIE FEURING
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

G-VRES-18-1116

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
John Rudolph	new owner	
(NAME)	(NAME)	**082-04-0-014.00**
532 Idlewood Drive		
(ADDRESS)	(ADDRESS)	
Clarksville, TN 37043		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LISA MCCULLOUGH, A SINGLE PERSON SAM MCCULLOUGH, A SINGLE PERSON,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JOHN RUDOLPH, MARRIED,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 132 and 133 on the Plan of Oakwood Park of record in Plat Book 421, Page 12, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lisa D. McCullough and Deatrice McCullough by Quitclaim Deed from Samuel P. McCullough of record in Instrument No. 20100224-0014037, Register's Office for Davidson County, Tennessee, dated February 23, 2010 and recorded on February 24, 2010. Deatrice McCullough died March 06, 2011, Davidson County Probate Docket No. 11P1090 devising said property to Lisa D. McCullough and Samuel P. McCullough.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Book 421, Page 12, Register's Office for Davidson County, Tennessee.
- Gas Line Easement of record in Book 3464, Page 151, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1110 N 6th Street, Nashville, Tennessee 37207**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

Bill Garrett Davidson County
Batch# 82844 **DEEDWARR**
04/19/2018 11:48:36 AM 2 pgs
Fees: $13.00 Taxes: $832.50

20180419-0037006

Witness my/our hand(s) this the 13th DAY OF APRIL, 2018.

Lisa McCullough

Sam McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 13th of April, 2018.

Notary Public
My Commission Expires: 1/3/22
(SEAL)



RETURN TO:
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Nashville, TN 37212