RECORD AND RETURN TO:
Limestone Title and Escrow, LLC
5200 Maryland Way
Suite 202
Brentwood, Tennessee 37027
File No.: TN1810471

Bill Garrett Davidson County
Batch# 87268 DEEDWARR
05/01/2018 04:03:30 PM 3 pgs
Fees: $18.00 Taxes: $1,332.00
20180501-0041340

WARRANTY DEED

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $360,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of April, 2018.

NOTARY PUBLIC

My commission expires: 03/09/21

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
Joshua D. Dutcher and Alexis H. Dutcher 3557 Fair Meadows Drive Nashville, TN 37221	Joshua D. Dutcher and Alexis H. Dutcher 3557 Fair Meadows Drive Nashville, TN 37221	180 04 0b 137.00

FOR AND IN CONSIDERATION of the sum of Three Hundred Sixty Thousand and 00/100 Dollars ($360,000.00), 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, **BENJAMIN C. MCCULLOUGH AND D. SHEREE MCCULLOUGH, HUSBAND AND WIFE**, hereinafter called the Grantor(s), have bargained and sold and by these presents do hereby transfer and convey unto, **JOSHUA D. DUTCHER AND ALEXIS H. DUTCHER, 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:

Land in Davidson County, Tennessee, being all of Lot No. 142 on the Final Plat of Brookview Forest, Phase IV, of record in Instrument No. 20061107-0138639, in the Register's Office for Davidson County, Tennessee to which plat reference is hereby made for a more complete description of said property.

Being that same property conveyed to Benjamin C. McCullough and D. Sheree McCullough, husband and wife, by deed from Daniel Pinsonneault and wife, Karen Pinsonneault, and Morgan Pinsonneault, unmarried, dated May 31, 2016 and recorded June 27, 2016 at Instrument #20160627-0065238, Register's Office for Davidson County, Tennessee.

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 2018 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 27th day of April, 2018.

BENJAMIN C. MCCULLOUGH

D. SHEREE MCCULLOUGH

STATE OF ~~TENNESSEE~~ Georgia
COUNTY OF ~~DAVIDSON~~ Bartow

Personally appeared before me, a Notary Public, Benjamin C. McCullough and wife, D. Sheree McCullough, 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 27th day of April, 2018.

Notary Public

Kelly Mowry
Printed Notary Name

My commission expires: Jan 6. 2019

KELLY L MOWRY NOTARY PUBLIC EXPIRES GEORGIA BARTOW COUNTY

True Copy Certification

I, Julie Dyess, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Joseph White, a notary public for this county and state, Julie Dyess who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-15-2021

{Notary Seal}

