Bill Garrett Davidson County
Batch# 98247 DEEDWARR
05/30/2018 01:36:32 PM 2 pgs
Fees: $13.00 Taxes: $1,850.00
20180530-0051516

Prepared By ~~& Return~~ To:
Tennessee Title Services, LLC
7000 Executive Center Drive, S-290
Brentwood, TN 37027
18-0765

Return to:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
FILE #: M-NCS18-2546B

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $500,000.00

Affiant

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-6-2020

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14th day of May, 2018

Notary Public
Commission Expires: 7/6/20

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amy Culpepper 2506 B Carter Avenue Nashville, TN 37206	new owner	083-04-0J-001.00-CO

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,

Dara McCarney and Ben Macias, wife and husband

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amy Culpepper, an unmarried woman

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 Unit A of Eastside Homes of Carter, a Horizontal Property Regime with Private Elements having been established by the Declaration of Covenants, Conditions and Restrictions of Eastside Homes of Carter of record in Instrument No. 20140516-0042056, 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 Dara McCarney and Ben Macias, wife and husband by Warranty deed from Harold G. Johnson, Jr. of record in Instrument No. 20150310-0020489 Register's Office for Davidson County, Tennessee, dated March 06, 2015 and recorded on March 10, 2015 and Affidavit of Scrivener's Error recorded on May 17, 2017 in Instrument No. 20170517-0049083.

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: 2506 B Carter Avenue, Nashville, TN 37206.

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 14th day of May, 2018.

Dara McCarney

Ben Macias

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State,

Dara McCarney and Ben Macias, wife and husband

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 Nashville, Tennessee this 14th day of May, 2018.

Notary Public

My Commission Expires: 9-10-18

(Notary Seal)

