Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 203-A
Nashville, TN 37215

Bill Garrett Davidson County
Batch# 106469 **DEEDWARR**
06/19/2018 12:40:32 PM 2 pgs
Fees: $13.00 Taxes: $1,332.00

20180619-0058946

WARRANTY DEED

VIRGINIA ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOVEMBER 8, 2021

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 12th day of June, 2018

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210. Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Kyle McCullar and Sarah McCullar	New Owner	132 07 0 045.00
(NAME)	(NAME)	
4312 Morriswood Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Sixty Thousand And No/100 Dollars ($360,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Virginia McLean, a single woman**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Kyle McCullar and Sarah McCullar, husband and wife**, 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 Number 49 on the Plan of Southmeade Subdivision, as of record in Book 1835, Pages 118 and 119, Register's Office of Davidson County, Tennessee, to which reference is hereby made.

Being the same property conveyed to Virginia McLean, a single person, by Warranty Deed from Donna M. Boswell dated July 8, 2011 and recorded July 12, 2011 as Instrument No. 20110712-0053112, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia McLean and William Ritter III, wife and husband, as tenants by the entirety by Quit Claim Deed from Virginia McLean, a married woman dated December 18, 2014 and recorded January 8, 2015 as Instrument No. 20510108-0001990, in said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Virginia McLean by Quit Claim Deed from William Ritter, III, married dated June 13, 2016 and recorded June 23, 2016 as Instrument No. 20160623-0064234, in said Register's Office for Davidson County, Tennessee.

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Further, being the same property conveyed to Virginia McLean by Quit Claim Deed from William Kasper Ritter, III dated October 6, 2016 and recorded November 1, 2016 as Instrument No. 20161101-0115325, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 4312 Morriswood Drive, Nashville, TN 37204

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 do covenant with the said Grantees that we are lawfully seized and possessed of said land in fee simple, has 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 used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12 day of June, 2018

Virginia McLean

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Virginia McLean, a single woman, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 12th of June, 2018.

Notary Public

My Commission Expires:

(SEAL)

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Comm. Expires
July 6, 2020

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