WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 172784 **DEEDWARR**
12/11/2018 04:18:57 PM 5 pgs
Fees: $28.00 Taxes: $629.00

20181211-0120740

File No. LG0004593

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd day of November, 2018.

Notary Public

MY COMMISSION EXPIRES: 1/20/19

(AFFIX SEAL)

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Magnolia Title & Escrow, Inc., 1104 Fatherland Street, Nashville, TN 37206

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul J. Maxwell, Jr.	New Owner	095-10-0-071.00
(NAME)	(NAME)	
524 WANDA DR.		
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Mildred Louise Hunt, Mattie Marie Gower, Joshua Wade Culwell, Amy Culwell Douglas, and Charles Wayne Culwell, Jr. and Amy Culwell Douglas, Executors of the Estate of Roger Daryl Culwell,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paul J. Maxwell, Jr.,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS 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. 129 on the Plan of Elm Hill Acres, Section 2 of record in Book 2331, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said Lot No. 129 fronts 75 feet on the Westerly side of Wanda Drive and extends back 228.4 feet on the Northerly line and 141.3 feet on the Southerly line to a dead line, measuring 126 feet thereon.

Being the same property conveyed to Christine Beatrice Culwell, unmarried by Warranty Deed from Charles E. Culwell, married, and Mattie M. Gower, married and Mildred L. Hunt, married, and Christine B. Culwell, unmarried of record in Instrument No. 20050103-0000469, Register's Office for Davidson County, Tennessee, dated December 22, 2004 and recorded on January 03, 2005. The said Christine Beatrice Culwell died testate on July 6, 2017 and her Last Will & Testament was admitted for Probate in the Seventh Circuit Court for Davidson County, Tennessee Probate Division. Pursuant to the terms of said Last Will & Testament, the property vested into Mildred Louise Hunt (1/3), Mattie Marie Gower (1/3), Roger Daryl Culwell (1/9), Joshua Wade Culwell (1/9) and Amy Douglass (1/9), per stirpes.

Roger Daryl Culwell died testate on July 15, 2018, and his Last Will & Testament has been admitted for Probate under Docket No. 2018-PF-6511 in the Probate & Family Court of Cumberland County, Tennessee. The Last Will & Testament of Roger Daryl Culwell directs that any real property owned at time of death shall be administered as part of his estate subject to the control of his Executors: Charles Wayne Culwell, Jr. and Amy Culwell Douglas.

The property being conveyed herein was never a residence of any Grantor in this instrument.

instrument.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) any and all applicable governmental and/or zoning regulations; (2) property taxes for 2018, which have been pro-rated and paid at closing; and (3) All matters shown on the Plan of record, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☐ property, known as 524 Wanda Dr., Nashville, TN 37214

(House Number) (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 we do 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 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 my hand this 16 day of November, 2018.

"Mildred Louise Hunt, by Betty J. Dunkerson, attorney in fact"

Mildred Louise Hunt, by Betty J. Dunkerson, Attorney in fact

STATE OF TENNESSEE
COUNTY OF Henry

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Betty J. Dunkerson, with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that she is Power of Attorney for Mildred Louise Hunt, the within named bargainor, and that she as such Power of Attorney executed the within instrument for the purposes therein contained pursuant to a validly executed and recorded Specific Durable Power of Attorney of record at Instrument No. 20181211-0120739, Register's Office for Davidson County, Tennessee.

Witness my hand this 16 day of November, 2018.

LINDA F. NEAL NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Linda F Neal
Notary Public

My commission expires: 6.5.22

Mattie Marie Gower

Mattie Marie Gower

Mattie Marie Gower

STATE OF ~~TENNESSEE~~ FLORIDA
COUNTY OF LAKE

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

Witness my hand this 15 day of November, 2018.

Beverly R. David

Notary Public

My commission expires:

BEVERLY R. DAVID
MY COMMISSION EXPIRES
OCTOBER 8, 2020
#GG 034513
Bonded thru
Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Joshua Wade Culwell

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand this _____ day of November, 2018.

Notary Public

My commission expires:

Amy Culwell Douglass, individually

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand this _____ day of November, 2018.

Notary Public

My commission expires:

Mattie Marie Gower

STATE OF TENNESSEE
COUNTY OF _____

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

Witness my hand this ____ day of November, 2018.

Notary Public

My commission expires:

Joshua Wade Culwell

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 5 day of ~~November~~ December, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

Amy Culwell Douglas, individually

STATE OF TENNESSEE
COUNTY OF Davidson

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

Witness my hand this 5 day of ~~November~~ December, 2018.

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

The Estate of Roger Daryl Culwell

By: Charles Wayne Culwell, Jr., Co-Executor

By: Amy Culwell Douglas, Co-Executor

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Charles Wayne Culwell, Jr., Co-Executor of the estate of Roger Daryl Culwell, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained on behalf of the Estate of Roger Daryl Culwell.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Amy Douglas, Co-Executor of the estate of Roger Daryl Culwell, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained on behalf of the Estate of Roger Daryl Culwell.

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public

My commission expires: 1/20/19