WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $580,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF MAY, 2019.

Notary Public

MY COMMISSION EXPIRES: 3/9/23
(AFFIX SEAL)

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03/9/2023

G-P-19-103A

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 226536 DEEDWARR
05/06/2019 03:05:58 PM 2 pgs
Fees: $13.00 Taxes: $2,146.00
20190506-0042361

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	
Alison Claire Sadler and David Justin Allen	**F&M Bank**	
(NAME)	(NAME)	**105-07-4N-001.00-CO**
130A Rains Avenue	**PO Box 451**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37203	**Clarksville, TN 37041**	
(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, **CHAN MCCULLOUGH, MARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ALISON CLAIRE SADLER, AN UNMARRIED WOMAN AND DAVID JUSTIN ALLEN, AN UNMARRIED MAN AS** Tenants in Common with Right of* Survivorship, 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 Unit A on the Plan of 130 Rains Avenue Residences, a Horizontal Property Regime with Private Elements, as shown in the Declaration of Covenants, Conditions and Restrictions for 130 Rains Avenue Residences, as set forth in Exhibit " B" of record in Instrument No. 20171024-0108781, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Lewis H. Patton and wife, Virginia P. Patton by Installment deed from Nancy Logan Substitute Trustee for the W C McCullough Family Trust of record in Book 8649, page 161 Register's Office for Davidson County , Tennessee, dated June 05, 1992 and recorded on June 10, 1992.

Being a portion of the same property conveyed to Venture Properties, a Tennessee General Partnership by Quitclaim deed from Lewis H. Patton and wife, Virginia P. Patton of record in Book 9672, page 681 Register's Office for Davidson County , Tennessee, dated May 12, 1995 and recorded on May 16, 1995.

Being a portion of the same property conveyed to Chan McCullough by Quitclaim deed from Venture Properties, a Tennessee General Partnership of record in Instrument No. 20170425-0040591 Register's Office for Davidson County, Tennessee, dated April 18, 2017 and recorded on April 25, 2017. Said property is not and has never been the primary marital residence of the within named Grantor.

This conveyance is subject to:
- Taxes for the year 2019, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 1, Page 109, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20171024-0108781, Register's Office for Davidson County, Tennessee.
- Charter of record in Instrument Number 20171101-0111894, in the Register's Office for Davidson County, Tennessee.
- Restrictive Covenant For Detached Structure of record in Instrument Number 20180205-0011741 and Instrument No. 20181114-0112169, 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: **130A Rains Avenue, Nashville, Tennessee 37203**.

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.

Witness my/our hand(s) this the 3rd DAY OF MAY, 2019.

Chan McCullough

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CHAN 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 3rd of May, 2019.

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

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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