WARRANTY DEED

Karen Johnson
Batch# 345403
01/21/2020 09:04:43 AM
Fees: $13.00 Taxes: $2,044.25

Davidson County
DEEDWARR
2 pgs

20200121-0006796

TRACEY PERRY
TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

R-CBB-19-3612

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $552,500.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF JANUARY, 2020.

Notary Public

MY COMMISSION EXPIRES: 9-6-22
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Thomas Wemmer McCullough and Katherine Elizabeth McCullough		
(NAME)	(NAME)	
3612 Doge Place	New Owner	**118-13-0-112.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(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, **TIMOTHY P. HUNTER AND MARY E. HUNTER, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **THOMAS WEMMER MCCULLOUGH AND WIFE, KATHERINE ELIZABETH MCCULLOUGH,** 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 Lot No. 23 on the Plan of Setion Two, Leawell of record in Plat Book 2083, Page 56, 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 Timothy P. Hunter and wife, Mary E. Hunter by Warranty deed from Colleen M. Brophy, unmarried of record in Instrument No. 20120417-0032809 Register's Office for Davidson County, Tennessee, dated April 12, 2012 and recorded on April 17, 2012.

This conveyance is subject to:
- Taxes for the year 2020 and subsequent years.
- Plan of record in Plat Book 2083, Page 56, Register's Office for Davidson County, Tennessee.
- Restrictive Covenants of record in Book 2195, Page 257, 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: **3612 Doge Place, Nashville, Tennessee 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 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 17th DAY OF JANUARY, 2020.

Timothy P. Hunter by Megan Paulus Attorney in Fact
Timothy P. Hunter by Megan Paulus as Attorney in Fact

Mary E. Hunter by Megan Paulus Attorney in Fact
Mary E. Hunter by Megan Paulus as Attorney in Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MEGAN PAULUS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of TIMOTHY P. HUNTER AND MARY E. HUNTER, and who acknowledged he/she/they executed the same as the free act and deed of the said TIMOTHY P. HUNTER AND MARY E. HUNTER.

Witness my hand and official seal, this the 17th of January, 2020.

Kate Nyquist
Notary Public
My Commission Expires: _____
(SEAL)

KATE NYQUIST
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2021

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