Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1520 Westgate Circle, Suite 150
Brentwood, TN 37027

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd, Ste 130
Nashville, TN 37215

CRT File No. 201031072

Karen Johnson Davidson County
Batch# 521691 **DEEDWARR**
11/25/2020 12:22:20 PM 2 pgs
Fees: $13.00 Taxes: $740.00

20201125-0138415

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $200,000.00.

Affiant

Subscribed and sworn to before me, this 24th day of November, 2020.

M ALEXIS MENDL STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: 05/03/2021

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Mardon Construction Management, Inc. 2316 Revere Place Nashville TN 37214	Mardon Construction Management, Inc. 240 Cherokee St. NE, Ste 201 Marietta, GA 30060	Tax Parcel ID No. 084 15 0 083.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Darryl Scott McCullough and Angela Kay McCullough, husband and wife** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Mardon Construction Management, Inc.**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being part of Lot No. 39, on the plan of Section I, Castlewood Estates, of record in Book 2331, Page 72, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the Northerly margin of Revere Place at the corner of Lots 39 and 40; thence with the line between said lots, Northerly 179 feet to a corner of Lot 41; thence with the line between Lots 39 and 41, Northeasterly 91 feet to a point the Northwest corner of part of said lot conveyed to Joseph F. Emery and wife, by Deed in Book 2640, Page 613, Register's Office; thence with Emery's West line, Southerly 225 feet more or less to a point in the North margin of Revere Place, being the corner of Lots 38 and 39, thence with the margin of Revere Place, Westerly 100 feet to the beginning.

Being the same property conveyed to Darryl Scott McCullough and wife, Angela Kay McCullough, by Warranty Deed from Diane C. Pizarro, f/k/a Diane C. Nottingham, of record in Instrument No. 20041019-0125734, in the Register's Office of Davidson County, Tennessee, dated October 15, 2004 and recorded on October 19, 2004.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2021 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann _ 67-5-603, et seq. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Section I, Castlewood Estates, as recorded in Plat Book 2331, Page(s) 72.

This is improved property located at 2316 Revere Place Nashville TN 37214

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of November, 2020.

Darryl Scott McCullough

Angela Kay McCullough

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Darryl Scott McCullough and Angela Kay McCullough, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 24th day of November, 2020.

Notary Public

My Commission Expires: 01/17/21

NATHAN L. POWERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY