39B

WARRANTY DEED

Karen Johnson Davidson County
Batch# 642407 **DEEDWARR**
05/21/2021 02:42:10 PM 2 pgs
Fees: $13.00 Taxes: $5,920.00

20210521-0069638

Y-SB-C-21-3615

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,600,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 3/8/22

(AFFIX SEAL)

ANGELA BOSTON-WILLIAMSON STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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)
Justin Twyford and Natalie Watson	Highlands Residential	
(NAME)	(NAME)	
3615 Hoods Hill Road	950 W. BETHANY DR #800	**117-10-0-056.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	ALLEN, TX 75013	
(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, **EDDIE W. MCCULLAR AND WIFE, LAURA T. MCCULLAR,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **JUSTIN TWYFORD, A SINGLE MAN, AND NATALIE WATSON, A SINGLE WOMAN, AS JOINT TENANTS IN COMMON WITH THE 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 Lot No. 2 and 3, Block "D" on the Plan of Woodmont Property of G.A. Puryear of record in Plat Book 843, Page 62, 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 Lots Nos, 2 and 3 front together 200 feet on the westerly side of Hoods Hill Road and run back, between parallel lines, 225 feet to a dead line

Being the same property conveyed to Eddie W. McCullar and wife, Laura T. McCullar by Warranty deed from Stephanie Woolf of record in Book 11254, page 144, Register's Office for Davidson County, Tennessee, dated December 15, 1998 and recorded on December 15, 1998.

This conveyance is subject to:
- Taxes for the year 2021, a lien not yet due and payable.
- Sanitary Sewer Easement of record in Book 4083, Page 863, Regsiter'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: **3615 Hoods Hill Road, Nashville, Tennessee 37215**.

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 20th DAY OF MAY, 2021.

Eddie W. McCullar

Eddie W. McCullar

Laura T. McCullar

Laura T. McCullar

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, EDDIE W. MCCULLAR, 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 20th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LAURA T. MCCULLAR, 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 20th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

WILLIAM E. GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY