WARRANTY DEED

Karen Johnson Davidson County
Batch# 799452 **DEEDWARR**
02/02/2022 02:49:09 PM 2 pgs
Fees: $13.00 Taxes: $1,959.71

20220202-0012583

G-P-22-940-127

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $529,650.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF FEBRUARY, 2022.

Notary Public

MY COMMISSION EXPIRES: 12-5-2025 (AFFIX SEAL)

PAM SALAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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)
Melissa Ann Ulum and Christopher Joel Ulum	new owners	
(NAME)	(NAME)	**118-05-0A-013.00-CO**
1350 SW Orinda Way		
(ADDRESS)	(ADDRESS)	
Portland, OR 97225		
(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, **WILLIAM CHANDLER MCCULLOUGH, III, A SINGLE MAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MELISSA ANN ULUM AND CHRISTOPHER JOEL ULUM, HUSBAND AND WIFE,** 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 Building 4, Unit D, on the Plan of 12 South Towers f/k/a St. Martin Square, revised of record in Plat Book 4460, Page 186, amended in Instrument No. 20031107-0163683, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to William Chandler McCullough, III, unmarried by Warranty deed from Jonathan D. Watkins, unmarried and Gregory D.Rice, unmarried, as joint tenants with rights of survivorship of record in Instrument No. 20130320-0027522 Register's Office for Davidson County, Tennessee, dated March 15, 2013 and recorded on March 20, 2013.

This conveyance is subject to:
- Taxes for the year 2022, and all subsequent years.
- Subject to all matters shown on the Plan of record in Plat Book 4460, Page 186, as amended in Instrument No. 20031107-0163683, 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 Book 4611, Page 682, amended in Book 4710, Page 244 and in Instrument Number 20031107-0163683, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 4611, Page 692 and Instrument No. 19991230-0308948, in the Register's Office for Davidson County, Tennessee.
- Homeowner's Association Charter of record in Book 4611, Page 674; Book 4711, Page 48; Instrument No. 20031107-0163682 and Instrument No. 20060217-0019487, in the Register's Office for Davidson County, Tennessee.
- Common Area conveyed to Homeowner's Association of record in Book 4710, Page 602, in the Register's Office for Davidson County, Tennessee.
- Agreement and Absolute Assignment of Income of record in Instrument Number 20161122-0123349, in the Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 3934, Page 203 and Book 3943, Page 932, 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: **940 Gale Lane #127, 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 1st DAY OF FEBRUARY, 2022.

William Chandler McCullough, III

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WILLIAM CHANDLER MCCULLOUGH, III, 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 1st of February, 2022.

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



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