File No. 260200908

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/31/06 14:22 2 pgs
Fees:13.00 Taxes:795.50
20060331-0036828

Megan Aregis
State of Tennessee Notary Public
County of Sumner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Stephanie Mian Maxwell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF MARCH, 2006.

Megan Aregis
Notary Public

MY COMMISSION EXPIRES: April 12, 2008.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title – MidAmerican Commercial
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Mian Maxwell	American Home Mortgage	MAP 120-5
(NAME) 406 McDonald Drive	(NAME) P.O. Box 3050	PARCEL 149
(ADDRESS) Nashville, TN 37217	(ADDRESS) Columbia, Maryland 31045-6050	
(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 CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, Kevin Pulley, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stephanie Mian Maxwell and Joseph Matthew Robins, both unmarried, as joint tenants with the right of survivorship, HEREINAFTER CALLED THE GRANTEE(S), HER HEIRS AND ASSIGNS, A 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. 425 on the Plan of Glengarry Park, Section IV, as of record in Plat Book 2900, Page 72, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is the portion of this lot conveyed to Metropolitan Government of Nashville in Book 3641, Page 258, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kevin Pulley, an unmarried person by Warranty Deed dated November 15, 1999 from Sammie G. James, an unmarried person of record in Book 11749, Page 251, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

Restrictive Covenants of record in Book 3031, Page 42, Register's Office of said County.

Easement to Metro as shown of record in Book 4161, Page 850, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 406 McDonald Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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), HER 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), HER 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 29th day of March, 2006.

Kevin Pulley

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Kevin Pulley, an unmarried person, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand at office this 29th day of March, 2006.

Commission expires: April 12, 2008

Megan Aregis Notary Public

Megan Aregis State of Tennessee Notary Public County of Sumner

File Number: 260200908

RETURN TO:

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Brentwood, TN 37027