This Instrument Prepared By:
Title Enterprises, LLC
320 Seven Springs Way
Suite 150, Seven Springs I
Brentwood, Tennessee 37027
6060289

PREPARED BY & RETURN TO:
COMMERCE UNION TITLE, LLC
5200 MARYLAND WAY STE 110
BRENTWOOD, TN. 37027

Davidson County DEEDWARR
Recvd: 05/04/06 15:00 2 pgs
Fees:13.00 Taxes:510.60

20060504-0052226

Send Tax Bills To:

Same

New Owner is:
Josilyn Gullifer
2018 Lebanon Pike Apt. A
Nashville, Tn. 37210

MAP: 108-4-A
PARCEL: 122.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, **Tammy Fuller, unmarried and Ronald Fuller, unmarried**, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto the said **Josilyn Gullifer, an unmarried person** , hereinafter referred to as Grantee, its heirs and assigns, certain tracts or parcels of land in **Davidson** County, State of Tennessee, more particularly described as follows, to-wit:

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

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Villages of Larchwood, Phase 2, Section IV-A, of record in Instrument No. 20000928-0096098, Register's Office for Davidson County, Tennessee.

Being the same property conveyed toTammy Fuller, unmarried, and Ronald Fuller, unmarried, by Warranty Deed from T.F.Homes, LLC, dated April 22, 2002, recorded April 24, 2002, Instrument No. 20020424-0050713 , Register's Office for Davidson County, Tennessee.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and rights for public utilities applicable to this property. Taxes for the current year have been prorated and are assumed by the Grantee(s) herein.

R.F. TF
Sellers Ints.

TO HAVE AND TO HOLD the said tracts or parcels of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever.

The Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said tracts and parcels of land in fee simple, and have a good right to convey same and that same is unencumbered, except for the taxes for the current year and which have been prorated and assumed by the Grantee.

The Grantor does further covenant and bind themselves and their heirs and representatives to warrant and forever defend the title to the said tracts or parcels of land to the said Grantee, their heirs and assigns against the lawful claims of all persons whomsoever.

WITNESS our hands this 28 day of April, 2006.

GRANTOR:

Tammy Fuller

Ronald Fuller

ACKNOWLEDGEMENT

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared **Tammy Fuller unmarried Ronald Fuller**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 28 day of April, 2006.

Notary Public

BYLITHE BOND SANDERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 11/25/06

STATE OF TENNESSEE)
COUNTY OF Rutherford)

The actual consideration or value, whichever is greater, for this transfer is $138,000.00.

Affiant

SWORN TO and subscribed before me this 28th day of April, 2006

NOTARY PUBLIC
My commission expires: 2/24/09

TAREE L. RUSSELL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY