WARRANTY DEED

File Number: 70214

Davidson County DEEDWARR
Recvd: 07/05/07 12:43 2 pgs
Fees:13.00 Taxes:703.00
20070705-0080054

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $190,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF JUNE, 2007.

MY COMMISSION EXPIRES: May 23, 2009

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

RACHEL L. [illegible] STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Pinnacle Title & Escrow, LLC, 2109 Buena Vista Pike, Nashville, TN 37218

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Karl Pulley	Karl Pulley	06902001800
(NAME)	(NAME)	
4320 Enchanted Hills	4320 Enchanted Hills	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Nashville, TN 37218	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Robert C Smith, a single person Beverly Bard, a single person, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Karl Pulley, a single person, HEREINAFTER CALLED THE GRANTEES, THEIR 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 8 on the Plan of Enchanted Hills, Section 1, as of record in Book 3300, page 96, Register's Office for Davidson County, Tennessee.

Beginning at a point on the northeasterly margin of Enchanted Circle, being the common from corner of Lots Nos. 8 and 72, thence northwesterly 190.0 feet with the margin of said drive to a concrete monument being a point in a curve thence around said curve 41.66 feet to a concrete monument on the southerly margin of Driakes Branch Road, thence with the margin of said road, northeasterly 223.27 feet to a point thence in a southerly direction 165.01 feet to a point, being the common rear corner of Lots Nos. 8, 9 and 72, thence southwesterly 181.32 feet to the beginning.

Being the same property conveyed to Robert C. Smith and wife, Beverly Bard Smith by deed fromRamona J. Muldrow and husband, Howard B. Muldrow, James Kevin Bard and wife, Gayna Bard, and Pamela Joyce Bard, unmarried, on August 21, 1999 Instrument # 20000605-0055483.

unimproved ☐
This is improved ☒ property, known as 4320 Enchanted Hills, Nashville, TN 37218
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 our hands this 26th day of June, 2007.

Robert C Smith

Beverly Bard Smith

STATE OF TENNESSEE COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert C. Smith and Beverly Bard, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Robert C. Smith and Beverly Bard executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 26th day of June, 2007.

Commission expires:

MY COMMISSION EXPIRES:
May 23, 2009

Rachel L. Bard
Notary Public

RACHEL L. BARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY