WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/18/07 08:49 2 pgs
Fees:13.00 Taxes:1535.50

20070918-0111476

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $415,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF SEPTEMBER, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, LLC, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin S. Pulley	Kevin S. Pulley	161-00-0-153.00
(NAME)	(NAME)	
5734 Hickory Plaza	1423 Pleasant Hill Rd	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Nashville TN 37214	
(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, I, **Jerry D. Stephens, a/k/a J.D. Stephens, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Kevin S. Pulley,** HEREINAFTER CALLED THE GRANTEE, HIS 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. 14 on the Plan of the Resubdivision of Lots Nos. 13 and 14, Section Two, Hickory Plaza, as of record in Book 6200, page 279, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being the same property conveyed to Jerry D. Stephens and wife, Sara G. Stephens by Warranty Deed dated December 10, 1986 from Calvin Tate and wife, Teresa L. Tate and Mike Malone and wife, Sherry Malone of record in Book 7070, page 320, said Register's Office and further conveyed to J. D. Stephens by Quitclaim Deed dated February 17, 1995 from J. D. Stephens, Sara G. Stephens, now known as Sara G. Stephens-Wall and Michael Wall, of record in Book 9602, page 217, dated February 17, 1995, Register's Office for Davidson County, Tennessee.

Sherry D. Stephens, wife of Jerry D. Stephens a/k/a J.D. Stephens , joins in the execution of this instrument to convey all right, title and interest she may have in the subject property by virtue of her marriage to Jerry D. Stephens a/k/a J.D. Stephens.

This conveyance is subject to the following: Davidson County taxes for the year of 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantee; Easement of record in Book 5406, page 784, Book 4827, page 892, and Book 4854, page 240, Restrictions of record in Book 4747, page 624, Book 4818, page 748, Book 4747, page 628, and Book 4828, page 247, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5734 Hickory Plaza, Nashville, TN 37211

(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 14th day of September, 2007.

Jerry D. Stephens

Sherry D. Stephens

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Jerry D. Stephens and Sherry D. Stephens, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 14th day of September, 2007.

Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires October 25, 2008

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds