Prepared by:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Rd.
Mt. Juliet, TN 37122

Prepared by & Return to:
Commerce Union Title, LLC
100 Bluegrass Commons Blvd., #2110
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 26th day of June, 2008.

Notary Public
My commission expires:

SABATHA EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: Nov 1

15-0806-151455

Address of New Owner:	Send Tax Bills to:	Tax Information
Caleb Sims	SAME	044-15-0 254.00
1011 Berry Street		
Old Hickory TN 37138		

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Bobby G. Bullion, unmarried, and Evelyn Sue Bullion, unmarried, heirs at law of Larry E. Bullion, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Caleb Sims and wife, Heidi Sims, hereinafter called the Grantees, their successors 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. 83, on the Plan of Section D, Village of Old Hickory, of record in Book 1424, Page 65, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property to Eugene T. Bullion and Ethel M. Bullion, his wife by deed from E. I. DuPont de Nemours and Company, a Delaware Corporation, dated June 16, 1949, recorded July 5, 1949, of record in Book 1728, Page 390, Register's Office for Davidson County, Tennessee. The said Ethel M. Bullion having since died. Eugene T. Bullion subsequently died testate devising subject property to Bobby G. Bullion by Last Will and Testament of record in Book 9360, Page 673, said Register's Office.

Further being the same property conveyed to Larry E. Bullion by Quitclaim Deed from Bobby G. Bullion, dated February 8, 2000, recorded February 17, 2000, of record in Instrument No. 20000217-0015862, Register's Office for Davidson County, Tennessee. The said Larry E. Bullion having since died intestate on or about April 20, 2007 leaving Bobby G. Bullion and Evelyn Sue Bullion as his heirs at law. See Affidavit of Heirship of record in Instrument No. 20070820-0099166, said Register's Office.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1011 Berry Street, Old Hickory, TN 37138

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

Davidson County DEEDWARR
Recvd: 07/18/08 14:52 2 pgs
Fees:13.00 Taxes:407.00

20080718-0074050

WITNESS my hand this 26th day of June, 2008.

Bobby G. Bullion

Evelyn Sue Bullion

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Bobby G. Bullion and Evelyn Sue Bullion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Hermitage, TN, this 26th day of June, 2008.

State of Tennessee at Large

My Commission expires: 05/03/2010

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds