B04/36

# WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $170,350.00.

Amanda L Carlson

Affiant

Subscribed and sworn to me on September 19, 2008.

Todd A. Bricker

NOTARY PUBLIC

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE

Davidson County DEEDWARR
Recvd: 09/22/08 13:37 2 pgs
Fees:13.00 Taxes:630.30

20080922-0096344

THIS INSTRUMENT WAS PREPARED BY:
Todd A. Bricker
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-0375
Our File #23514SP

| NAME/ADDRESS OF NEW OWNER: | SEND TAX BILLS TO: | MAP – PARCEL # |
|---|---|---|
| Brian M. Pulley and<br>Michelle M. Pulley<br>325 Upper Mill Drive<br>Antioch, TN 37013 | SAME AS NEW OWENRS | 173-15-A-77 CO |

**FOR AND IN CONSIDERATION** of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Jonathan C. Carlson and wife, Amanda L. Carlson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Brian M. Pulley and wife, Michelle M. Pulley, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 77, on the Plan of Mill Run Subdivision, Phase 1-A, as of record as Instrument No. 20010608-0060668, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Jonathan C. Carlson and wife, Amanda L. Carlson, by Warranty Deed dated August 5, 2005, from Tonya R. Terry, married, of record as Instrument No. 20050810-0095072, Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. 2008 Davidson County taxes which have been prorated by the parties and assumed by the Grantees; and
2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property; and
3. All Matters shown on plan of record as Instrument No. 20010608-0060668, Register's Office for County, Tennessee.
4. Declaration of Covenants, Conditions and Restrictions for Mill Run of record in Book 11675, page 472, amended in Instrument No. 20010701-0079016 and Instrument No. 20021121-0144876, Register's Office for Davidson County, Tennessee.
5. Rights of others in and to the use of the common areas/elements.

6. Charter for Mill Run Homeowner's Association of record in Instrument No. 19991207-0300674, said Register's Office.
7. Easement for Transmission Line of record in Book 3933, page 359, Register's Office for Davidson County, Tennessee.
8. Easement for Sanitary Sewer of record in Book 10448, page 188, Register's Office for Davidson County, Tennessee.
9. Conveyance of Common Area of record in Instrument No. 20011219-0139981, Register's Office for Davidson County, Tennessee.
10. Landscape Agreement of record in Instrument No. 20010405-0033587, Register's Office for Davidson County, Tennessee.
11. Storm Water Detention Agreement of record as Instrument no. 20010405-0033586, Register's Office for Davidson County, Tennessee.
12. Agreement for grant of easements of record in Instrument No. 20011024-0116286, Register's Office for Davidson County, Tennessee.

This property is also known as improved property located at 325 Upper Mill Drive, Antioch, TN 37013.

**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 GRANTORS does covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTORS does further covenant and bind themselves, their heirs and assigns, 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 on September 19, 2008.

**Jonathan C. Carlson**

**Amanda L. Carlson**

**STATE OF TENNESSEE, COUNTY OF DAVIDSON**

On September 19, 2008, before me personally appeared Jonathan C. Carlson and Amanda L. Carlson to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on September 19, 2008.

NOTARY PUBLIC

My Commission Expires:

TODD A. BRICKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Todd A. Bricker
My Commission Expires
May 22, 2010
STATE OF TENNESSEE