MLFB 09-2055

Return To

FOUNDATION
TITLE AND ESCROW, LLC
450 Saint Andrews Dr., Ste. C
Murfreesboro, TN 37128

WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090056415 DEEDWARR
Recvd: 08/18/09 14:45 2 pgs
Fees: 13.00 Taxes: 270.10
20090818-0077758

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Ray C. Pulley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18TH DAY OF AUGUST, 2009.

Carla Johnson
Notary Public

MY COMMISSION EXPIRES: 12.17.2014
(AFFIX SEAL)

CARLA JOHNSON NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 450 St. Andrews Drive, Suite C, Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ray C. Pulley	NEW OWNER	13400003101
(NAME)	(NAME)	
401 Ezell Pike	2502 COUCHVILLE PIKE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	NASHVILLE TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in 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/WE, **Carolyn Faye Pedelty, unmarried**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Ray C. Pulley, married**, 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:

A CERTAIN TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS:

LYING IN THE 2ND CIVIL DISTRICT OF SAID COUNTY, BEING A PART OF LOT NO. 1 OF THE G. W. PROCTOR SUBDIVISION, NOT OF RECORD, AND BEING A PART OF THE PROPERTY MARKED "MASSEY PROPERTY: AND SHOWN ON THE PLAN OF BOWOOD HEIGHTS, AS OF RECORD IN BOOK 2331, PAGE 47, REGISTER'S OFFICE FOR SAID COUNTY AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF THE WEST MARGIN OF NEW EZELL ROAD WITH THE SOUTH MARGIN OF OLD EZELL ROAD; THENCE WITH THE WEST MARGIN OF NEW EZELL ROAD IN A SOUTHERLY DIRECTION, AROUND A CURVE TO THE RIGHT, HAVING A RADIUS OF 2,815 FEET MORE OR LESS, A DISTANCE OF 130 FEET TO A POINT; CONTINUING WITH THE WEST MARGIN OF NEW EZELL ROAD, SOUTH 21 DEGREES WEST 70 FEET TO AN IRON PIN; THENCE LEAVING SAID ROAD, SOUTH 86 DEGREES 30' WEST 200 FEET TO AN IRON PIN; THENCE NORTH 21 DEGREES EAST 200 FEET MORE OR LESS TO AN IRON PIN IN THE SOUTH MARGIN OF OLD EZELL ROAD; THENCE WITH THE SOUTH MARGIN OF THE SAME, NORTH 86 DEGREES 30' EAST 200 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO CAROLYN FAYE PEDELTY BY QUITCLAIM DEED FROM CAROLYN FAYE PEDELTY, EXECUTRIX OF THE ESTATE OF THOMAS BUFORD MASSEY, DECEASED, RECORDED ON THE 5TH DAY OF MAY, 2005 IN INSTRUMENT NO. 20050505-0050651 AND FURTHER CORRECTED IN DEED OF CORRECTION DATED AUGUST 14, 2009, AND RECORDED IN INSTRUMENT NO. 20090818-0077757, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 401 Ezell Pike, Nashville, TN 37217

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, has 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 13th day of August, 2009.

Carolyn Faye Pedelty

Carolyn Faye Pedelty

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned authority, **Carolyn Faye Pedelty**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of August, 2009.

Carla Johnson

Notary Public

CARLA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My commission expires: 12.17.2011