WARRANTY DEED

AFTER RECORDING PLEASE RETURN TO:
Lawyer's Escrow Service Inc.
BILL GARRETT, Davidson County ., Suite 220
Trans:T20130000036 DEEDWARR
Recvd: 01/02/13 08:25 2 pgs
Fees:13.00 Taxes:814.00
20130102-0000045

STATE OF TENNESSEE
COUNTY OF ROBERTSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $220,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 27th day of December, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-3-16

(AFFIX SEAL)

FRANCES A MATTHEWS NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
Title Escrow of Robertson County, Inc., 215 Highway 76, White House, TN 37188

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert Pullen	New Owner	08112031000; 08112031100
(NAME)	(NAME)	
329 54th Ave North		08112030900; 08112047000
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, Volunteer State Bank, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Pullen, 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:

TRACT 1:
BEING Lot Nos. 173 and 174 in the Town of McGavock, of record in Plat Book 21, Page 23, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description.

Lots 173 and 174 front 50 feet each, on the Southwest side of 9th Avenue North (formerly Buena Vista Pike) and run back between lines 150 to a 10 foot alley.

TRACT 2:
BEING the easterly 37 feet of Lot Nos. 249 and 250 on the plan of McGavock Wetmore and Other's First Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

TRACT 3:
BEING Lot No. 172 in McGavock Westmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby for a more complete and accurate description of said lot.

Said Lot No. 172 fronts 50 feet on the westerly side of 9th Avenue North, formerly Buena Vista Street, and runs back between parallel lines 150 feet to an alley.

TRACT 4:
BEING Lot 171 in McGavock Wetmore and Others' Addition to Nashville, called the Town of McGavock, as of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said Lot No. 171 begins at the Northwest corner of Buena Vista Street, now 9th Avenue North and Cheatham Street and runs Northwardly along said Buena Vista Street fifty feet; thence Westerly and parallel with Cheatham Street 150 feet to an alley; thence Southwardly with the Easterly line of said alley fifty feet to Cheatham Street; thence Eastwardly along side Cheatham Street 150 feet to the beginning.

Being part of the same property conveyed to Volunteer State Bank by deed from Byron M. Gill of record in Instrument 20120713-0061489, Register's Office, Davidson County, Tennessee.

This is part of the same description as in previous deed of record.

Subject to any and all matters and notes on plat of record in Book 21, Page 23, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1501 - 1505 9th Avenue North, Nashville, TN 37208

(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 my hand this 28th day of December, 2012.

VOLUNTEER STATE BANK

Jimmy Overton
Vice President of Loss Mitigation

STATE OF TENNESSEE

COUNTY OF ROBERTSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Jimmy Overton as Vice President of Loss Mitigation of Volunteer State Bank, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained and who further acknowledged that he/she is the Vice President of Loss Mitigation of the maker, or a constituent of the maker, and is authorized by the maker, or by it's constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.
Witness my hand this 28th day of December, 2012.

Notary Public

FRANKIE A. MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

My Commission Expires:

5-3-16