WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $155,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 3/1/16
(AFFIX SEAL)

DIANNE M. CATHEY NOTARY PUBLIC AT LARGE SUMNER COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna M. Dudek	Morgan Stanley Private Bank, National Association	135-16-0A-012.00 CO
(NAME)	(NAME)	
908 Flintlock Place	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Mt. Laurel, NJ 08054	
(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, Phillip E. Fulmer Jr. and wife, Donna Fulmer, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Donna M. Dudek, a married woman, 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:

Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Subdivision for Tracts 8, 9 and 10 of Nashboro Village, as of record in Book 5200, Pages 186-189, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Phillip E. Fulmer, Jr. and wife, Donna Fulmer, by deed of record in Instrument No. 200003090024550, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This instrument is executed on behalf of Phillip E. Fulmer, Jr by Donna Fulmer as his Attorney-In-Fact pursuant to recorded Power of Attorney of record in Instrument No. 20131023-0110307 in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 908 Flintlock Place, Nashville, TN 37217
(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.

BILL GARRETT, Davidson County
Trans:T20130090944 DEEDWARR
Recvd: 10/23/13 09:18 2 pgs
Fees:13.00 Taxes:573.50

20131023-0110307

Witness our hands this 11th day of October, 2013.

Phillip E. Fulmer, Jr. by Donna Fulmer his attorney in fact

Phillip E. Fulmer, Jr. by Donna Fulmer his attorney in fact

Donna Fulmer

Donna Fulmer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donna Fulmer, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee this 11th day of October, 2013.

Commission expires: 5.5.15

Notary Public

KRYSTAL T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 11th day of October, 2013 before me personally appeared Donna Fulmer the person who executed the foregoing instrument on behalf of Phillip E. Fulmer, Jr., and acknowledged that she executed the same as the free act and deed of the said Phillip E. Fulmer, Jr., through Power of Attorney granted her by the said Phillip E. Fulmer, Jr.

Witness my hand and official seal at Davidson, Tennessee this 11th day of October, 2013.

Commission expires: 5.5.15

Notary Public

KRYSTAL T. BURRELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 5, 2015