THIS INSTRUMENT WAS PREPARED BY and
~~PLEASE RETURN TO~~:
W. AARON FORTNER, ATTORNEY AT LAW
c/o 12 Cadillac Drive, Ste. 450
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20130106813 DEEDWARR
Recvd: 12/26/13 09:14 2 pgs
Fees:13.00 Taxes:930.18
20131226-0129695

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Richard Fuller and Kimberly Fuller 1139 Winding Way Nashville, Tennessee 37216	New Owner	061 08 0 078.00

For and in consideration of the sum of Ten Dollars, cash paid in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **DAVID M. BORUM and wife, KATHERINE BORUM**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **RICHARD FULLER AND KIMBERLY FULLER, HUSBAND AND WIFE**, hereinafter called the Grantees, their heirs and assigns, the following described Real Property in **Davidson** County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot Nos. 3 and 4 of Block "D" Jackson Park Plan, Section Two, as of record in Book 843, page 21, Register's Office for said County.

Said Lots No. 3 and 4 front together 120 feet on the northerly side of Winding way and extend back 147 feet on the westerly line and 147 feet on the easterly line to a dead line, measuring 124 feet thereon.

Being the same property conveyed to David M. Borum, by Warranty Deed from Christine Clark of record in Instrument No. 200307180101205, dated 7/11/2003, Register's Office for Davidson County, Tennessee.

This is improved property known as **1139 Winding Way, Nashville, Tennessee 37216 .**

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE 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 set out herein. We do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors 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 **17th** day of **December, 2013**:

DAVID M. BORUM **KATHERINE BORUM**

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DAVID M. BORUM and KATHERINE BORUM**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that such person or persons executed the within instrument for the purposes therein contained. Witness my hand and official seal, this 17th day of December, 2013:

Notary Public

My Commission Expires: 6.3.14

W. AARON FORTNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $251,400.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 17th DAY OF DECEMBER, 2013:

Notary Public

My Commission Expires: 6/15/14

