WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140012562 DEEDWARR
Recvd: 02/24/14 09:44 2 pgs
Fees:13.00 Taxes:1265.49
20140224-0015372

CHRISTINE MARIE WESTMAAS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $342,025.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF FEBRUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: 5/30/2017
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adam Meyer	XXXXXXXXXXXX Pinnacle Bank	
(NAME)	(NAME)	171-3-A-5 CO
5021 Fredericksburg E.	150 3rd Avenue South, Suite 900	
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Nashville, TN 37201	
(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, **JOHN M. FULFORD AND WIFE, TINA ANN FULFORD**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **ADAM E. MEYER AND WIFE, MARIA HADJIFRANGISKOU,** 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. 133 on the Plan of Section 1-A, Fredericksburg, of record in Book 7900, page 529, Register's Office for Davidson County, to which plan reference is hereby made for a more accurate description thereof.

Being the same property conveyed to John M. Fulford and wife, Tina Ann Fulford by Deed from Kay E. Midgett Farmer and husband, Carlton Gene Farmer dated June 28, 2002 of record in Instrument No. 20020702-0079343, said Register's Office.

This conveyance is subject to (a) 2014 real property taxes; (b) all matters appearing on the plan of record in Book 7900, page 529, said Register's Office; and (c) restrictive covenants of record in Book 8920, page 65, Book 7798, page 843, Book 9500, page 393, Book 10694, page 539 and Book 10694, page 541, said Register's Office; (d) bylaws of record in Book 8920, page 45, Book 10126, page 486, Book 10275, page 959, Book 10694, page 539 and Book 11550, page 554, said Register's Office; (e) charter of record in Book 8920, page 40 and Book 11550, page 529, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5021 Fredericksburg E., Brentwood, TN 37027

(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 our hands this 21st day of February, 2014.

John M. Fulford

Tina Ann Fulford

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 John M. Fulford and Tina Ann Fulford , the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 21st day of February, 2014.

Commission expires:

Notary Public

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015