WARRANTY DEED

ANGELA A RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY MY COMMISSION EXPIRES MARCH 20, 2018

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd day of October, 2014

Notary Public:

MY COMMISSION EXPIRES: 3/20/2018
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Margaret A. Ellis	Pinnacle Bank	Parcel ID:
1117 Old Hickory Blvd.	150 3rd Ave. S.; Ste 900	04108004900
Nashville, TN 37207	Nashville, TN 37201	

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, we

Comer E. Pulley, Jr. and wife, Eva J. Pulley

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Margaret A. Ellis, unmarried
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. 2 on the Plan of Bellshire Walgreens of record in Instrument 20040713-0083340, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Comer E. Pulley, Jr. and wife, Eva J. Pulley by Special Warranty Deed from CitiMortgage, Inc., successor by reason of merger with CitiFinancial Mortgage Company, Inc., of record in Instrument 20091020-0096878, and corrected by Scrivener's Affidavit of record in Instrument 20100121-0005198, said Register's Office, dated September 29, 2008.

This conveyance is made subject to: (1) 2014 taxes, which have been prorated and paid by the Grantors; (2) All matters appearing on the Plan of record in Instrument 20040713-0083340, said Register's Office; (3) Joint Driveway Easement in Book 5301, Page 727, said Register's Office; (4) Joint Easement in Book 5850, Page 691, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 1117 Old Hickory Blvd., Nashville, TN 37207

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 2nd day of October, 2014.

Comer E. Pulley, Jr.

Eva J. Pulley

BILL GARRETT, Davidson County
Trans:T20140076207 DEEDWARR
Recvd: 10/08/14 14:18 2 pgs
Fees:13.00 Taxes:407.00
20141008-0093466

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 Comer E. Pulley, Jr. and Eva J. Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of October, 2014.

My Commission Expires: 5/5/15

Notary Public

