NEW OWNER IS AND SEND
TAX BILLS TO:
DAVID A. WATSON AND
KATHY R. WATSON
1130 Hitt Lane
Goodlettsville, TN 37072

THIS INSTRUMENT PREPARED BY
KELLY & SMITH
LAW OFFICES
GALLATIN, TENNESSEE

MAP AND PARCEL 033-00-0007.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **SIXTY THOUSAND AND NO/100 ($60,000.00) DOLLARS**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WE, **DONNA PULLEN AND CHRISTINE PULLEN**, have this day bargained and sold and by these presents do hereby transfer and convey to **DAVID A. WATSON AND KATHY R. WATSON**, husband and wife, as tenants by the entirety, their heirs and assigns, the following described lot or parcel of land as follows:

> Land in the 10th Formerly the 22nd Civil District of Davidson County, Tennessee, being a part of the Lot No. 3 on the map of Cole Lands, as of record in Plan Book 1, page 100 of the Chancery Court of Nashville and being the southeasterly one acre tract of the southwesterly 10 acre tract conveyed to A. R. Clark by deed from Joe R. West, Clerk and Master of record in Book 629, page 458, Register's Office for said County, described according to a survey made by John Wilkes, Civil Engineer, May 239, 1939 as follows:
>
> BEGINNING at an iron pin set in the north margin of Campbell Lane or Road, the southwest corner of a 23.335 acre tract conveyed to F. Minton and wife, by deed of record in Bok 929, page 330,, said register's Office; thence with the northerly margin of Campbell Lane or Road, North 85-3/4 deg. West 147 feet to an iron pin; thence leaving said road North 4-1/4 deg. East 297 feet to an iron pin; thence South 85-3/4 deg. East 147 feet to an iron pin in the westerly line in of the F. Minton Tract; thence with Minton's westerly line South 4-1/4 deg. West 297 feet to the point of beginning, containing one acre.
>
> Being the same property conveyed to Daniel H. Pullen and wife, Diana B. Pullen by deed from Mark E. Morrison, Substitute Trustee of record in Book 9309, page 965 and re-recorded in Book 9340, page 947, Register's Office of Davidson County, Tennessee. The said Diana B. Pullen died July 26, 2004 leaving Daniel H. Pullen as sole owner.
>
> The said Daniel H. Pullen died intestate October 17, 2012, leaving as his only heirs as law his two sisters: Donna Pullen and Christine Pullen.

TO HAVE AND TO HOLD the above described lot or parcel of land, together with all the improvements thereon and the appurtenances thereunto belonging unto the said GRANTEES, their heirs and assigns, in fee simple forever.

BILL GARRETT, Davidson County
Trans:T20140095711 DEEDWARR
Recvd: 12/22/14 14:58 3 pgs
Fees:18.00 Taxes:222.00
20141222-0117024

WE COVENANT with the said GRANTEES, that we are lawfully seized and possessed of said lot or parcel of land, that we have the right to convey same and that the same is unencumbered except for 2014 real estate taxes, applicable building and zoning regulations and all visible easements.

WE FURTHER COVENANT with the said GRANTEES and bind ourselves, our heirs and legal representatives, to warrant and forever defend the title unto the said GRANTEES, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this the 15 day of December, 2014

DONNA PULLEN

CHRISTINE PULLEN

STATE OF TENNESSEE

COUNTY OF SUMNER

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DONNA PULLEN AND CHRISTINE PULLEN**, 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 Gallatin, Tennessee, on this the 15 day of December, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-25-16

VICKI GRANTHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 05-25-2016

OATH

STATE OF TENNESSEE

COUNTY OF SUMNER

I, or We, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is **$60,000.00,** which amount is equal to or

greater than the amount which the property transferred would command at a fair voluntary sale.

Pamela B. Schultz
AFFIANT

SUBSCRIBED and sworn to before me, this the 16 day of December, 2014.

Lynn V. Slabaugh
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-26-17

LYNN V. SLABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY