BOX #14
G#26773-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150006758 DEEDWARR
Recvd: 01/28/15 09:13 2 pgs
Fees:13.00 Taxes:1019.91
20150128-0007948

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$275,650.00.**

Affiant

Subscribed and sworn to before me, this the 23rd day of January, 2015.

Notary Public

My commission expires: _____
(AFFIX SEAL)

HOUSTON W. HOWELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gail Rich Johnson	**"New Owner"**	**155080A02100CO**
105 Tuliptree Court		
Nashville, TN 37221		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Lori D. Bullard, an unmarried woman

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Gail Rich Johnson

HEREINAFTER CALLED THE GRANTEE, HER 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. 21 on the Plan of Poplar Creek Estates, Phase 1, a Planned Unit Development, as of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Lori D. Bullard, an unmarried woman, by Warranty Deed dated June 26, 2012,from Courtney Terry Zydron, joined by her spouse, Adam Zydron, of record in Instrument No. 20120703-0058305, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Book 6250, Page 647, Register's Office for Davidson County, Tennessee;

2) Restrictions of record in Book 5349, Page 921, in Book 6474, Page 346, as amended in Book 6486, Page 587, in Book 6474, Page 354, as amended in Book 6486, Page 588, and in Book 6804, Page 536, Register's Office for Davidson County, Tennessee;

3) Declaration of Covenants, Conditions and Restrictions of Poplar Creek Estates of record in Book 6662, Page 433, as amended and supplemented in Book 7964, Page 33, and restated in Book 9472, Page 824, Register's Office for Davidson County, Tennessee;

4) Storm Water Detention Agreement of record in Book 6613, Page 705, said Register's Office;

5) Sanitary Sewer Easement of record in Book 6613, Page 533, said Register's Office;

6) Quitclaim Deed to Poplar Creek Homeowners Association, Inc., for common open spaces of record in Instrument No. 20011017-0113305, Register's Office for Davidson County, Tennessee; and,

7) Taxes for the current year which have been prorated between the parties and assumed by the Grantee herein and subsequent years, not yet due and payable.

This is improved property, known as: **105 Tuliptree Court, Nashville, TN 37221**.

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 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 my/our hand(s) this **23rd** day of **January, 2015.**

Lori D. Bullard

Lori D. Bullard

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lori D. Bullard, an unmarried woman,** the within named seller, 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 Nashville, Tennessee, this **23rd** day of **January, 2015.**

Notary Public

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

My Commission Expires: _____