BILL GARRETT, Davidson County
Trans:T20150007012 DEEDWARR
Recvd: 01/28/15 15:32 4 pgs
Fees:22.00 Taxes:0.00
20150128-0008268

This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Building
144 Second Avenue North
Nashville, TN 37201

WARRANTY DEED

Grantor: **Debra Word Gulley**

Grantee: **Debra Word Gulley and L. Michael Gulley**

County: **Davidson, Tennessee**

Name and Address of New Owners:	**Send Tax Bills To: Same**
Debra Word Gulley and L. Michael Gulley 700 Rosebank Avenue Nashville, TN 37206	**Map and Parcel No. (s):** Parcel No. 1: 72-08-119 Parcel No. 2: 83-08-0-33

Affidavit

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The purpose of this transfer is to establish a tenancy by the entireties between husband and wife, and pursuant to T.C.A. § 67-4-409 (a)(3)(A) this transfer is exempt from recording tax.

Dated: January 23, 2015.

Debra Word Gulley
Affiant

D. Jefferson Herring
Notary Public
My Commission Expires 07-06-2015

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

seal

FOR AND IN CONSIDERATION of ten dollars ($10), cash in hand paid, for love and affection, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Debra Word Gulley** (formerly, Debra D. Word) ("Grantor"), hereby bargains and sells, and by these presents transfers and conveys, unto Grantor's husband, **L. Michael Gulley**, his heirs and assigns, such of Grantor's right, title and interest in and to the parcels of property described in Exhibit A, attached hereto, as necessary to establish a **tenancy by the entireties** in and to the said parcels of property.

This conveyance is made pursuant to the provisions of T.C.A. § 66-1-109, for the express purpose of creating an estate (tenancy) by the entireties in and to the property described in the attached Exhibit A, in **Debra Word Gulley** and her husband, **L. Michael Gulley**.

TO HAVE AND TO HOLD the said interest conveyed hereunder, with the estate and title thereto, unto Grantee and the estate by the entireties created hereunder, and their respective heirs and assigns forever. Grantor covenants with Grantee and the estate by the entireties created hereunder that Grantor is lawfully seized and possessed of the said interest in the property, has a good right to convey it, and the same is unencumbered except as set forth in this Deed and except for the tenancy and rights of Grantee created hereunder. Grantor further covenants and binds herself, Grantor's heirs and representatives, to warrant and forever defend the title to said interest unto Grantee and to the tenancy by the entireties created hereunder, and their respective heirs and assigns, against the lawful claims of all persons whomsoever claiming by and through Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed this Deed on this 23rd day of January, 2015.

Debra Word Gulley

Debra Word Gulley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Debra Word Gulley**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23rd day of January, 2015.

D. Jefferson Hearing

Notary Public

My Commission Expires July 6, 2015.

D. JEFFERSON HEARING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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EXHIBIT A

Parcel No. 1. A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot #23 on the Plan of Section 1 of Meadow Rose Park, as of record in Book 2083, page 53, Register's Office for Davidson County, Tennessee.

Said Lot #23 fronts 100 feet on the northerly side of Rosebank Avenue and runs back 200 feet on the easterly line of 215.38 feet on the westerly line to a dead line measuring 101.17 feet thereon.

Being the same property conveyed to Debra D. Word from her mother, Louise Word (also known as F. Louise Word and Frances Louise Word), by deed of record as Instrument No. 20070205-0014902, Register's Office for Davidson County, Tennessee, which deed reserved unto Louise Word a life estate and, additionally, the power to encumber, mortgage, sell or transfer the property without the permission of the remainder beneficiary [Debra D. Word]. And Louise Word died on May 30, 2007, and under her last will and testament, which was admitted to probate by the Seventh Circuit Court of Davidson County, Tennessee (Case No. 14P1842), for the purpose of establishing a muniment of title to the property, she bequeathed the property to Debra D. Word, and title to the property was vested in Debra Word Gulley by Order of the Seventh Circuit Court of Davidson County, Tennessee, of record as Instrument No. 20141219-0116374, Register's Office for Davidson County, Tennessee.

This property is subject to all matters of record in Book 2083, Page 53, including all easements, restrictions and covenants contained therein; all other matters of record; and current year property taxes.

This property is subject to a certain deed of trust in favor of Regions Bank, which deed of trust secures the payment of a certain indebtedness and other amounts, and the performance of obligations recited thereunder, of record as Instrument No. 20140606-0049325, Register's office for Davidson County, Tennessee.

This is improved property known as 700 Rosebank Avenue, Nashville, Tennessee 37206.

Parcel No. 2. A certain parcel of land in Davidson County, Tennessee, described as follows:

Being Lot No. 57, on the plan of Dalewood, Section 1, as shown on plat of record in Plat Book 1424, Page 108, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Debra D. Word, a single person at such time, from the heirs at law of Joyce A. Fowler, namely, Vickie Elkins, Rick Moore, Pauline C. Hindsley and James F. Fowler, III, by deed of record as Instrument No. 20050705-0076969, Register's Office for Davidson County, Tennessee.

This property is subject to all matters of record in Plat Book 1424, Page 108, including all easements, restrictions and covenants contained therein; all other matters of record; and current year property taxes.

This property is subject to a certain deed of trust in favor of Regions Bank, which deed of trust secures the payment of a certain indebtedness and other amounts, and the performance of obligations recited thereunder, of record as Instrument No. 20131022-0110078, Register's office for Davidson County, Tennessee.

This is improved property known as 2217 Pinewood Road, Nashville, Tennessee 37216.

The legal descriptions above for Parcel No. 1 and Parcel No. 2. were taken from the deeds by which such parcels were conveyed to Grantor. The Property was not surveyed at the time of this conveyance nor was a title search performed.

Debra D. Word and Debra Word Gulley are one and the same person. L. Michael Gulley, L. M. Gulley, and Lloyd M. Gulley are one and the same person.

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