THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 335,000.00. Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF FEBRUARY, 2015 Notary Public MY COMMISSION EXPIRES: 1-4-16 (AFFIX SEAL)

JAMES A. WAECHTER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard Callaghan	owner	MAP 33
1292 Dickerson Pike		PARCEL 097 AND 99
Goodlettsville, TN 37072		
(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, I, **Willis A. Pulley, a single person**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Richard Callaghan and wife, Selena Callaghan**

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 Nos. 1 and 2 on the Plan of Resubdivision of Wallace Mitchell Lots, of record in Plat Book 8250, Page 841, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Willis A. Pulley, unmarried by Warranty Deed from Wallace Mitchell, unmarried, of record in Book 10706, Page 255, Register's Office for Davidson County, Tennessee, dated November 26, 1997 and recorded on December 3, 1997. (LOT 1)

Being also known as 1294 Dickerson Pike, Goodlettsville, TN 37072Being the same property conveyed to Willis A. Pulley, a single man by Warranty Deed from Wallace Mitchell, a single man, of record in Instrument No. 200004050034037, Register's Office for Davidson County, Tennessee, dated February 19, 2000 and recorded on April 5, 2000. (LOT 2)

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **1292 & 1294 Dickerson Pike, Goodlettsville, TN 37072.**

BILL GARRETT, Davidson County
Trans:T20150010283 DEEDWARR
Recvd: 02/10/15 10:32 2 pgs
Fees:13.00 Taxes:1239.50
20150210-0012198

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 my hand this the 9th day of February, 2015.

Willis A. Pulley

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 **Willis A. Pulley** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the within named bargainor, and who acknowledged that he executed the within instrument of the purposes therein contained.

Witness my hand and official seal this the 9th day of February, 2015.

My Commission expires: 1-9-16

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

Notary Public