Prepared By and Return to:
Regal Title, LLC
125 N Church St
Murfreesboro, TN 37130

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $166,000.00.

Affiant

File Number: 1502050

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 3, 2017

Subscribed and sworn to before me, this 10th day of March, 2015.

Notary Public
My Commission Expires: 7-3-17

BILL GARRETT, Davidson County
Trans:T20150017795 DEEDWARR
Recvd: 03/11/15 15:03 2 pgs
Fees:13.00 Taxes:614.20
20150311-0020975

Warranty Deed

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Number:
Jessica Tullar	PINNACLE BANK	11916000200
3130 Glencliff Rd	150 3RD AVE S. SUITE 900	
Nashville, TN 37211	NASHVILLE, TN 37201	

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jesse D. Marcrum, married, hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to Jessica Tullar, an unmarried woman, hereinafter called the Grantee(s), their successors and assigns, a certain tract or parcel of land in Davidson County, State of TN, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 3 and a strip of land immediately east of same on the Plan of J P Ellis' Glencliff Subdivision of record in Plat Book 1130, Page 23, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 3 and strip of land front 100 feet on the easterly side of Glencliff Road, and together with said strip of land runs back between parallel lines, 1064 feet to a dead line and measures 100 feet thereon.

Included in this description but excluded in this conveyance is a parcel of land including all right of access thereto from abutting lands conveyed by deed from J. D. Baugus and wife, Elizabeth Baugus to the State of Tennessee, of record in Book 2958, Page 271, said Register's Office, and described as follows: Beginning at a point in the boundary line between the lands of Baugus and Carson said point being 76 feet east of the point where the said boundary line intersects with the present east right of way line of Glencliff road and runs with said boundary line in an easterly direction 988 feet to Baugus east boundary line; thence with said boundary line in a southerly direction 100 feet to a point in the boundary line between the lands of Baugus and Baker; thence with said boundary line in a westerly direction 888 feet to a point; thence with a 1 degree curve to the right a circular distance of 140 feet to the point of beginning.

Being the same property conveyed to Jesse D. Marcrum, unmarried by Warranty deed from Elizabeth Baugus of record in Instrument No. 20020110-0003975 Register's Office for Davidson County, Tennessee, dated December 28, 2001 and recorded on January 10, 2002.

The subject property is neither the principal residence of Grantor nor his/her spouse or any dependent.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is ___improved ___unimproved property known as 3130 Glencliff Rd, Nashville, TN 37211.

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further

covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 10th day of March, 2015.

Jesse D. Marcrum

State of Tennessee
County of Rutherford

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Jesse D. Marcrum with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that (s)he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Murfreesboro, TN, this 10th day of March, 2015.

Notary Public at Large
My Commission Expires: 10/24/17

TABITHA J. KING
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY