WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150042275 DEEDWARR
Recvd: 06/01/15 10:51 2 pgs
Fees: 13.00 Taxes: 806.60
20150601-0050284

BRENDA R. LEHMAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

State of Tennessee
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $218,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of May, 2015

Brenda R Lehman
Notary Public

MY COMMISSION EXPIRES: March 24, 2019

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Title & Escrow, LLC, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Cathy Bui	Cathy Bui	172120A05900CO
(NAME)	(NAME)	
928 Fallview Trail	928 Fallview Trail	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Jeffrey E. Tuley and Julie K. Tuley,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Cathy Bui,** 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 No. 321 on the plan of Section Two, Bradford Hills of record in Book 7900, Page 117, Register's Office for said County.

Being the same property conveyed to Jeffrey E. Tuley, by Deed from Matthew I. Flinn, of record in Instrument Number 20020417-0047509, recorded on April 17, 2002, Register's Office for Davidson County, Tennessee. The said Julie K. Tuley having joined this conveyance as to her marital interest in the said property, if any.

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.

unimproved ☐

This is improved ☑ property, known as 928 Fallview Trail, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

JED JTS

Witness my/our hands this 29th day of May, 2015.

Jeffrey E. Tuley

Julie K. Tuley

State of Tennessee
County of Williamson

Personally appeared before me Jeffrey E. Tuley and Julie K. Tuley, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 29th day of May, 2015.

Notary Public Brenda R. Lehman
My Commission Expires: March 24, 2019

File No.: 10413

