BILL GARRETT, Davidson County
Trans:T20150047284 DEEDWARR
Recvd: 06/15/15 12:52 3 pgs
Fees:18.00 Taxes:961.63
20150615-0056562

NEW OWNER:

DUSTIN PHILLIP FULTON
144 TULIP GROVE POINTE
NASHVILLE, TN 37076

SEND TAX BILLS TO:
Wells Fargo Bank
101 N Phillips Ave
Sioux Falls, SD 57104

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 15-0564

Map and Parcel 086120A2100CO

Space for Recorder's Stamp

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Fifty-Nine Thousand Nine Hundred and 00/100 Dollars ($259,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WRIGHT FARMS, L.L.C.,** a Tennessee limited liability company, ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **DUSTIN PHILLIP FULTON and TALIA KISSINGER FULTON,** husband and wife ("Grantee"), their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in Davidson County, Tennessee and being known and designated as all of Lot No. 104 on the plat entitled, Final Plat Revision of Section One of Tulip Grove Pointe Subdivision, as shown on the plat of the same of record in Instrument No. 20060905-0109478, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to WRIGHT FARMS, L.L.C., a Tennessee limited liability company by Deed from Robert E. Earheart, Jr. and Nilda Osborne, dated May 8, 2015, and of record in Instrument No. 20150513-0043672, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **144 TULIP GROVE POINTE, NASHVILLE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20060905-0109478, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 29th day of May, 2015.

WRIGHT FARMS, L.L.C.

By: _____
BYRON M. GILL, Special Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **BYRON M. GILL** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Special Member**, of **WRIGHT FARMS, L.L.C.**, the within-named bargainor, and as such authorized member, being given the authority to so do, executed the within instrument on behalf of the company by signing his name as such authorized member.

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

Debbie A. Sersen
NOTARY PUBLIC

My commission expires: 2-1-2017

DEBBIE A. SERSEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is **$259,900.00** .

Tara Fulsen

AFFIANT

Sworn to and subscribed to before me this 29th day of May, 2015.

NOTARY PUBLIC

My commission expires: 03/21/2017

S. NIXON PRESSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

NOTARY PUBLIC
S. Nixon Pressley
My Commission Expires
March 21, 2017
STATE OF TENNESSEE