WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150099428 DEEDWARR
Recvd: 11/23/15 11:13 2 pgs
Fees: 13.00 Taxes: 1423.39
20151123-0118534

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $384700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of November, 2015

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHRISTINE L. LUND
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY, TENN.
My Commission Expires 9.18.17

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 40 Burton Hills Blvd, Suite 200
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).:
Bess Reese, a single woman	Highlands Residential Mortgage, LTD	130-1-9
(NAME)	(NAME)	
119 Allendale Drive	12001 N. Central Expressway, Suite #750	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205	Dallas, TX 75243	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20152413

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/we, **F. Odell Pullen and wife, Brenda Cheryl Hudson**, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto **Bess Reese, a single woman**, hereinafter called the GRANTEE, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Certain real property situated in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot No. 53, on a plan of West Meade Farms, Section 3, which is of record in Book 1835, Page 4, Register's Office for Davidson County, Tennessee, to which record reference is hereby made for a more particular description thereof.

Being the same property conveyed to F. Odell Pullen and wife, Brenda Cheryl Hudson by Warranty Deed from Craig Lavon Dean and Ellen Shean Dean, dated December 29, 2004 and filed of record in Instrument No. 20041230-0154961, Register's Office for Davidson County, Tennessee.

Unimproved ☐

This is improved ☒ property, known as 119 Allendale Drive, Nashville, TN 37205
(House No.) (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 GRANTEE, her heirs and assigns forever; and I/we do covenant with the said GRANTEE that I/we am/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 I/we do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness our hands this 19th day of November, 2015

F. Odell Pullen

Brenda Cheryl Hudson

Brenda Cheryl Hudson

STATE OF Tennessee)
County OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, F. Odell Pullen and wife, Brenda Cheryl Hudson, 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 19th of November, 2015.

Christine L. Lind

Notary Public

CHRISTINE L. LIND
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY, TENN.

My Commission Expires [redacted]

9.18.17