THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 16016308** BILL GARRETT, Davidson County Trans:T20160015943 DEEDWARR Recvd: 02/26/16 12:30 2 pgs Fees:13.00 Taxes:1147.00 20160226-0018473	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $310,000.00. Affiant Subscribed and sworn to before me, this 24th day of February, 2016. Notary Public My Commission Expires: 8-3-6-18

MARY FRANCES RUDY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WARRANTY DEED

Address New Owner: Matthew Pulle and Christine Pulle 4604 Medora ~~Avenue~~ Street Nashville TN 37216-1914	Send Tax Bills To: NEW OWNER	Tax Information: Tax Parcel ID No. 061-08-0-147.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Thomas Carr Shandy, married** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Matthew Pulle and wife Christine Pulle.**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the southerly 92 feet front and 105 feet rear of Lot No. 13 on the Map of A.J. McGaughey's Subdivision of Tract No. 2 Second Haysboro Subdivision of record in Plat Book 843, Page 71, in the Register's Office for Davidson County, Tennessee. According to a survey made by C.E. Greek, Surveyor, April 25, 1953, said part of lot No. 13 fronts 92 feet on the easterly side of Medora Street and runs back 379 feet on the northerly line and 418 feet on the southerly line to a dead line, measuring 105 feet thereon.

There is also included in this conveyance the following rights and interest referred to in the deed from Marina C. McGaughey to George W. Whiteside and wife, of record in Book 1055, page 167, said Register's Office, as follows:

Haysboro Drive is a strip of land 25 feet wide on the top of the Cumberland River Bluff, running north and south the entire length of the property formerly owned by A.J. McGaughey and wife, Marina C. McGaughey and is dedicated to public use; as also other streets and avenues shown on said plan. The land on the east side of Haysboro Drive, from the eastern margin of said Drive, to the low water mark of the Cumberland River, is reserved by the present owners of this property; but it is distinctly understood and agreed that it is reserved for the special use and benefit of the owners of the lots in this subdivision, as well also the owners of the remainder of the McGaughey Tract, which extends westwardly, to the Gallatin Road; or those claiming by, through, or under them. And we hereby transfer and convey unto said Dennis L. Carr and wife, Martha Myers Carr, the right to use said entire reserved strip on the east side of said Haysboro Drive, in common with the other owners of property, as above set out, to the exclusion of the public.

Being the same property conveyed to Dennis L. Carr and wife, Martha Myers Carr by Warranty deed from George W. Whiteside and wife, Louise Pursley Whiteside of record in Book 2150, page 419, Register's Office for Davidson County, Tennessee, dated April 28, 1953 and recorded on June 24, 1953. The Said Dennis L Carr having since died on October 9, 1990, and the said Martha Myers Carr having since died on August 24, 2015, in Davidson County, Tennessee, leaving said property to Thomas Carr Shandy per her Last Will and Testament.

Grantor warrants that he has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

The execution of this instrument if effected by the signature of Dustin Leigh Shandy as Attorney-in-fact for Thomas Carr Shandy, which Power of Attorney is recorded in Instrument No. 20160226-0018472, said Register's office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2016 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 843, Page 71, Register's Office for Davidson County, Tennessee.

Rights and interest as referred in Deed of record in Book 1055, Page 167, in the Register's Office for Davidson County, Tennessee.

Right to use the entire reserved strip on the east side of said Haysboro Drive as contained in Deed of record in Book 2150, Page 419, in the Register's Office for Davidson County, Tennessee.

This is improved property located at 4604 Medora ~~Avenue~~ Street Nashville TN 37216-1914

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24th day of February, 2016.

Thomas Carr Shandy by Dustin Leigh Shandy, ~~Attorney-in-fact~~

Thomas Carr Shandy by Dustin Leigh Shandy as Attorney in fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dustin Leigh Shandy,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the **Attorney-in-fact for Thomas Carry Shandy,** of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 24th day of February, 2016.

Notary Public My Commission Expires:

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018