WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160023424 DEEDWARR
Recvd: 03/22/16 15:20 2 pgs
Fees:13.00 Taxes:1572.50
20160322-0027237

Y-VRES-15-1017A

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $425,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF MARCH, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/6/18

(AFFIX SEAL)

LAURA MITCHELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
TM Investment, L.L.C.	**TM Investment, L.L.C.**	
(NAME) **1017 Southside Court**	(NAME) **7035 Stone Run Drive**	**105-1-517.00**
(ADDRESS) **Nashville, TN 37203**	(ADDRESS) **Brentwood, TN 37027**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **LEONA PULLEN AND CAROL PULLEN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **TM INVESTMENT, L.L.C.,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 14, SOUTHSIDE PARK ESTATES, SECTION 1, as shown on plat of record in Plat Book 4460, Page 61, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Quitclaim Deed from Jennifer L. Johnson, Trustee to Leona Pullen, unmarried and Carol Pullen, unmarried, as joint tenants with right of survivorship, as recorded on the 30th day of April, 2010 in Instrument No. 20100430-0033198; Quitclaim Deed from Leona Pullen, Joyce M. Robinson and Cassandra McCullom, as the heirs at law of Hazel L. Pullen to Leona Pullen, unmarried, as recorded on the 30th day of April, 2010 in Instrument No. 20100430-0033197 and Warranty Deed from Ronald S. Zeitlin and wife, Evelyn Elaine Zeitlin to Leona Pullen, a single woman, and sister, Hazel L. Pullen, a single woman, as recorded on the 20th day of September, 1972 in Deed Book 4639, Page 132, in the Register's Office of Davidson County, Tennessee. Affidavit of Heirship for Hazel L. Pullen is being recorded simultaneously herewith in Instrument No. 20160322-0027234, Register's Office for Davidson County, Tennessee. Affidavit of Heirship for Edna M. McCullom is being recorded simultaneously herewith in Instrument No. 20160322-0027235, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2016 and thereafter.
- Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SOUTHSIDE PARK ESTATES, SECTION 1, as recorded in Plat Book 4460, Page(s) 61,Register's Office for Davidson County, Tennessee.
- Covenants, Conditions and Restrictions as set forth in Deed recorded in Book 4575, Page 964 ,Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1017 Southside Court, Nashville, Tennessee 37203**.

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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/our hand(s) this the 15th DAY OF MARCH, 2016.

Leona Pullen by Carol Pullen attorney-in-fact
Leona Pullen by Carol Pullen, attorney-in-fact

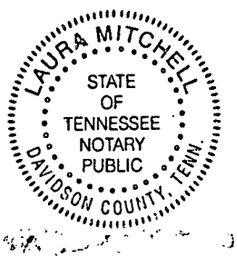
Carol Pullen
Carol Pullen

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL PULLEN, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th of March, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CAROL PULLEN, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of LEONA PULLEN, and who acknowledged he/she/they executed the same as the free act and deed of the said LEONA PULLEN.

Witness my hand and official seal, this the 15th of March, 2016.

Notary Public
My Commission Expires: 3/6/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212