WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160031203 DEEDWARR
Recvd: 04/18/16 09:31 2 pgs
Fees: 13.00 Taxes: 1193.25

20160418-0036814

ELIZABETH LEONBERGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires DEC. 22, 2019

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $322,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of April, 2016.

Notary Public

MY COMMISSION EXPIRES: ~~May 29, 2019~~ 12-22-19

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
Memorial Title, LLC, 2690-A Memorial Blvd., Murfreesboro, TN 37129

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Montacer Daoud	NEW OWNER	121-00-0-202.00
(NAME)	(NAME)	
1423 Pleasant Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214		
(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 considerations, the receipt of which is hereby acknowledged, I, **Kaleb Scott Pulley, Personal Representative**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Montacer Daoud and Amanda Daoud, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the Third Civil District of Davidson County, TN, according to a Survey made by Petty & Petty, dated September 20, 1973, as follows:

Beginning at a Point in the Westerly Margin of Pleasant Hill Road, Said Point Being Located 294 Feet South of the Southerly Line of property conveyed to Jerry Stewart and wife, by deed of record in Book 4670, Page 543, Register's Office for Davidson County, Tennessee, thence South 2 degrees West 29 feet; South 19 degrees West 146 feet; North 86 degrees 30' West 633 feet; North 16 degrees 10' West 260 feet; South 86 degrees 30' East 225 feet; South 78 degrees 29' East 539 feet, to the Point of Beginning and Containing 3.50 acres, more or less, and being designated as Tract No. 6.

Being the same property conveyed to Kevin S. Pulley, unmarried, from Tracy B. Burks, Laura Ann Burnett, and John L. Burnett, Jr. by Warranty Deed dated July 27, 2005 and of record in Instrument No. 20050729-0088801, Register's Office for Davidson County, Tennessee. Kevin S. Pulley, aka Kevin Scott Pulley, died intestate on 2/18/15. By Order entered by the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, No. 15P485, Kaleb Scott Pulley, duly appointed Personal Representative of the Estate of Kevin Scott Pulley, was ordered to sell the real property hereinabove described, the Estate of Kevin Scott Pulley having been adjudged insolvent.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1423 Pleasant Hill Road, Nashville, TN 37214

(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 12th day of April, 2016.

Kaleb Scott Pulley

State of Tennessee
County of Rutherford

Personally appeared before me Kaleb Scott Pulley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of April, 2016.

Notary Public Carol M. Holmes
My Commission Expires: May 23, 2016

Carol M Holmes
State Of Tennessee Notary Public
County of Rutherford

RETURN TO:
Memorial Title, LLC
2690-A Memorial Blvd.
Murfreesboro, TN 37129