28363-8 Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160042452 DEEDWARR
Recvd: 05/20/16 09:24 2 pgs
Fees:13.00 Taxes:86.33
20160520-0050615

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$23,333.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of May, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Gregory B. Bullard	**OWNER**	**073-09-0-241.00 (TRACT I)** **073-09-0-242.00 (TRACT II)**
2103 Neelys Bend Road		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

North American Specialty Insurance Company, a New Hampshire corporation

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

Gregory B. Bullard

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, THOSE CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Tract I:

Land in Davidson County, Tennessee, being Lot No. 15 on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to North American Specialty Ins. Co., by Deed dated November 16, 2005 from Atkins Construction Co., a Tennessee Corporation, of record in Instrument No. 20051115-0138115, Register's Office for Davidson County, Tennessee.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Cooper Lane Estates, of record in Plat Book 5200, Page 567, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being part of the same property conveyed to North American Specialty Ins. Co., by Deed dated November 16, 2005 from Atkins Construction Co., a Tennessee Corporation, of record in Instrument No. 20051115-0138115, Register's Office for Davidson County, Tennessee.

Conveyance of the above described parcel is subject to the following: 1)The Plan of record in Book 5200, Page 567, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. 2)Easement for Sanitary Sewer and/or Storm Drainage of record in Book 4147, Page 784, Register's Office for Davidson County, Tennessee. 3)Deed of Conveyance to A-Mc Pavers, Inc., and Atkins Construction Co., by Metropolitan Government of Nashville and Davidson County, Department of Water and Sewerage Services, of record in Book 6218, Pages 112 and 119, and Book 7121, Page 240, said Register's Office. 4)Deed of Conveyance to A-Mc Pavers, Inc. and Atkins Construction Co., of record in Book 6218, Page 112, Book 6218, Page 119, and Book 7121, Page 240, said Register's Office. 5)Easement of record in Book 1020, Page 73, said Register's Office. 6)Taxes for the current year prorated and assumed by the Grantee.

This is improved (____) Unimproved (__X__) property, known as **2360 Cooper Terrace, Nashville, TN 37216 (Tract I)**
2364 Cooper Terrace, Nashville, TN 37216 (Tract II)

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 that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 16 day of **May, 2016.**

North American Specialty Insurance Company
A New Hampshire corporation

BY: Marcelo Virgili

ITS: VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Marcelo Virgili, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of North American Specialty Insurance Company, a New Hampshire corporation, the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing for and in behalf of the corporation by himself/herself as such VP.

Witness my hand and official seal at Schaumburg (City), ILLINOIS (State), this 10th day of **May, 2016.**

Susan Ansel
Notary Public
My Commission Expires: 7-6-2016

"OFFICIAL SEAL"
SUSAN ANSEL
Notary Public, State of Illinois
My Commission Expires 07/06/2016