WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20160092251 DEEDWARR
Recvd: 10/19/16 10:09 2 pgs
Fees: 13.00 Taxes: 1017.50

20161019-0110384

Y-VRES-16-996-T

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00.

Affiant

KAYLA E LODGE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 03-03-2020

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF OCTOBER, 2016.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020
(AFFIX SEAL)

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)
Dawn N. Pulver	**SWBC Mortgage Corp**	
(NAME) 117 Timber Hills Rd	(NAME) **9311 San Pedro Ave., Ste. 100**	**072-05-0-157.00**
(ADDRESS) Hendersonville, TN 37075	(ADDRESS) **San Antonio, TX 78216**	
(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, **IVY M. CALGAARD, UNMARRIED,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DAWN N. PULVER, MARRIED,** 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 No. 3 on the Plan of Re-Subdivision of Clifton Dukes Property of record in Plat Book 5190, Page 459, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Ivy M. Calgaard, unmarried by Warranty deed from The Estate of Clifton J. Dukes, heirs namley Jerry Dukes, Donald Dukes, Janet Nixon aka Janice Nixon and Veverly McDowell of record in Instrument No. 20120717-0062620 Register's Office for Davidson County, Tennessee, dated July 10, 2012 and recorded on July 17, 2012.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record in Plat Book 332, Page 69, Register's Office for Davidson County, Tennessee.
- Subject to all matters shown on the Plan of record in Plat Book 5190, Page 459, Register's Office for Davidson County, Tennessee.
- Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4236, Page 190; Book 4236, Page 804; Book 4236, Page 807; Book 4236, Page 810 and Book 4573, Page 796, in the 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: **996 Dozier Place, Nashville, Tennessee 37216-3604**.

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 17th DAY OF OCTOBER, 2016.

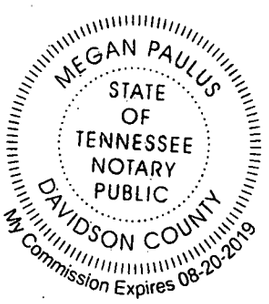
Ivy M. Calgaard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, IVY M. CALGAARD, 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 17th of October, 2016.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



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