WARRANTY DEED

STEVEN G WATERS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 02-29-2020

State of Tennessee
County of Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,800,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th day of November, 2016

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hallmark Title Company, 100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Marc Bulger and Mavis Bulger	Same as new owner	159-00-0-028.00
(NAME)	(NAME)	BILL GARRETT, Davidson County
1304 Old Hickory Blvd.		Trans: T20160100227 DEEDWARR
(ADDRESS)	(ADDRESS)	Recvd: 11/14/16 13:41 2 pgs
Brentwood, TN 37027		Fees: 13.00 Taxes: 6660.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	20161114-0119751

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **G. Marshall Hart Jr,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Marc Bulger and Mavis Bulger, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

A tract of land in Davidson County, Tennessee, being all of Lot 2 of the Subdivision of the F. F. Elliott property, as recorded in Book 4885, Page 168, Register's Office of Davidson County, Tennessee, being more particularly described as follows:

Beginning at an iron pin on the northerly right-of-way of Old Hickory Blvd. at the southwest corner of said Lot 2 and the southeast corner of Lot 1, of the F. F. Elliott Subdivision; thence north 14 degrees 54 minutes east 435.6 feet to an iron pin; thence north 75 degrees 06 minutes west 239.2 feet to an iron pin on the easterly line of the Henry Z. Lipscomb Estate; thence north 36 degrees 00 minutes east 425.1 feet to an iron pin on the southerly line of property belonging to T. C. Summers as recorded in Book 4855, Page 160, Register's Office for Davidson County, TN; thence South 79 degrees 48 minutes east 361.0 feet to an iron pin making the northeast corner of said Lot 2 and the northwest corner of property belonging to William A. Darden as recorded in Book 4187, Page 357, Register's Office of Davidson County, TN; thence south 15 degrees 00 minutes west 862.8 feet to a fence post on said northerly right-of-way of Old Hickory Blvd.; thence along the northerly right-of-way of Old Hickory Blvd. north 75 degrees 06 minutes west 274.4 feet to the point of beginning, containing 6.82 acres, more or less.

Being the same property conveyed to G. Marshall Hart, Jr. by quitclaim deed from Hart-Redd Residential Ventures, LLC, a Tennessee limited liability company, dated February 1, 2009 and recorded on May 11, 2009 in Instrument No. 20090511-0043066, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 1304 Old Hickory Blvd., Brentwood, TN 37027
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 GRANTEES, 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 hands this 9th day of November, 2016.

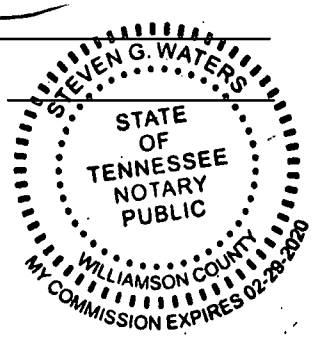
G. Marshall Hart Jr

State of Tennessee
County of Davidson

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

WITNESS my hand and seal this 9th day of November, 2016.

Notary Public
My Commission Expires:



File No.: 162472