NEW OWNER:
KATHLEEN T. FLOYD
664 MERCER DRIVE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
Ameris Bank
1800 Parkway Pl #820
Marietta, GA 30067

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087

FILE NO: 16-1899

Map 075
Group 011
Parcel 059.00

Space for Recorder's stamp

Davidson County DEEDWARR
Recvd: 01/17/17 11:43 3 pgs
Fees:18.00 Taxes:573.50
20170117-0004797

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Hundred Fifty-Five Thousand and 00/100 Dollars ($155,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **GREGORY W. BULLINGTON and MARY KIMBERLY BULLINGTON, husband and wife,** ("Grantor") have this day bargained and sold and by these presents do hereby transfer and convey unto **KATHLEEN T. FLOYD**, ("Grantee"), her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 403 on the Plan of Highlands of Tulip Grove, Section 3, as shown on the plat of the same of record in Plat Book 4675, Page 140, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.

Being the same property conveyed to GREGORY W. BULLINGTON and MARY KIMBERLY BULLINGTON, as tenants by the entirety by Deed to Create Tenancy By the Entirety from Gregory W. Bullington, dated December 27, 2004, and of record in Instrument No. 20050110-0003190, Register's Office for DAVIDSON County, Tennessee. For further reference to title, see Deeds of record in Instrument No. 20050110-0003188 and Book 6293, Page 168, both in the Register's Office for Davidson County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **664 MERCER DRIVE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 4675, Page 140, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given January 10, 2017.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

WITNESS OUR SIGNATURE hereto this 9th day of January, 2017.

GREGORY W. BULLINGTON

MARY KIMBERLY BULLINGTON

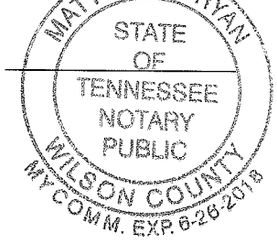
STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, **GREGORY W. BULLINGTON and MARY KIMBERLY BULLINGTON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 9th day of January, 2017.

NOTARY PUBLIC

My commission expires: 

****

The actual consideration or value, whichever is greater, for this transfer is **$155,000.00.**

AFFIANT

Sworn to and subscribed to before me this 9th day of January, 2017.

NOTARY PUBLIC

My commission expires: 11-10-17

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JENNIFER R. PIERCE

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Julie Coone, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 5-24-17

JULIE COONE STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY, TENN