RETURN TO
GREENVUE TITLE & ESCROW, LLC
2207 CRESTMOOR ROAD
SUITE 101
NASHVILLE, TN 37215

PREPARED BY:
JOHNSON, MURRELL & ASSOCIATES, P.C.
150 COURT AVENUE
SEVIERVILLE, TN 37862

BILL GARRETT, Davidson County
Trans:T20170014423 DEEDWARR
Recvd: 02/17/17 09:44 3 pgs
Fees:18.00 Taxes:925.00
20170217-0016406

TAX ASSESSOR INFORMATION: MAP 072-07-0 PARCEL 066.00

Person or agency responsible for payment of taxes:
Name: JOHN T. COOLEY
Address: 1154 Kirkland Ave
Nashville, TN 37206

FORM FOR OATH:

I/we, hereby swear or affirm that the actual consideration for this transfer, or value of the property of interest in property transferred, whichever is greater is **$250,000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 14th day of February, 2017.

Notary Public
My Commission Expires: 12/26/2019

DEBBY BECK NOTARY PUBLIC AT LARGE SEVIER COUNTY

RECORDING DATA:
For Register's Office Use Only

For Register's Office Use Only

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GENERAL WARRANTY DEED

THIS DEED made and entered into this the ~~15th~~ 11th day of February, 2017, by and between

GUERRY E. FULCHER AND ELISHA R. FULCHER

known hereinafter as First Party **(Grantor)**, and

JOHN T. COOLEY, AN UNMARRIED PERSON

known hereinafter as Second Party **(Grantee)**

WITNESSETH

That for and in consideration of **ONE DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION** in hand paid, the receipt of which is hereby acknowledged

The First Party has granted, bargained, sold and conveyed and does hereby grant, bargain, sell and convey unto the Second Party, the following described premises, to-wit:

SITUATE in Davidson County, Tennessee, and being the East half of **Lot 15 on the Plan of INGLEWOOD**, as the same appears on a plat of record in Plat Book 332, Page 101, in the Register's Office for Davidson County, Tennessee, to which reference is here made for a more particular description.

SAID LOT fronts 50 feet on the South margin of Kirkland Avenue and runs between parallel line, 271.8 ft. on the East line, 274.4 ft. on the West line top a dead line in the rear, measuring 50.0 feet thereon.

THIS CONVEYANCE is subject to any and all restrictions and easements of record.

BEING a portion of the same property conveyed to Guerry E. Fulcher and Elisha R. Fulcher, tenants in common, by deed from, Guerry E. Fulcher, Executor of the Estate of Edwin R. Fulcher, Jr., deceased, dated November 4, 2016, and of record in Record #20161114-0119615, in the Register's Office for Davidson County Tennessee.

The above described property was acquired by the Grantor(s) for investment purposes and is not, nor has it ever been used as a primary residence, in accordance with the provisions of TCA Section 26-2-301.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claim to homestead and dower therein.

TO HAVE AND TO HOLD the said premises to the said Second Party their heirs and assigns, forever.

And the said First Party for Grantor and for Grantor's Heirs, Executors and Administrators hereby covenants with Second Party, their heirs and assigns, that First Party is lawfully seized in fee simple of the premises above conveyed, has full power, right and authority to convey the same, that said premises are free from all encumbrances, except as stated hereinabove, and that First Party will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever..

IN WITNESS WHEREOF, First Party has hereunto set Grantor's hand(s), this day and year first hereinabove written.

GUERRY E. FULCHER

STATE OF TENNESSEE

COUNTY OF Sevier

Personally appeared before me, the undersigned authority, a Notary Public, **GUERRY E. FULCHER**, 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, at office, this 14th day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 12/28/2019

DEBBY BECK NOTARY PUBLIC AT LARGE SEVIER COUNTY, TN

- additional signatures on next page -

Elisha Fulcher

ELISHA R. FULCHER

STATE OF ~~TENNESSEE~~ Nevada JB

COUNTY OF Clark

Personally appeared before me, the undersigned authority, a Notary Public, **ELISHA R. FULCHER**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11 day of February, 2017.

NOTARY PUBLIC

My Commission Expires: 10/03/2017

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
JENNA BOISSONNAULT
No: 13-11800-1
My Appointment Expires Oct. 3, 2017

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS AS TO THE STATUS OF TITLE OF THE PROPERTY DESCRIBED THEREIN.

2017012401 – (072-07-0 066.00) – (DKO)
Lot/Unit East half of Lot 15 Inglewood
1154 Kirkland Ave, Nashville, Tennessee 37216

\\FILESERVER\programs\1JMA\Closing\2017 Closings\1154 Kirkland\WARRANTY DEED - SP.DOC