BILL GARRETT, Davidson County
Trans:T20170014450 DEEDWARR
Recvd: 02/17/17 10:01 2 pgs
Fees:13.00 Taxes:2606.65
20170217-0016436

This instrument prepared by & return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402
Nashville, TN 37214

WARRANTY DEED

THIS INDENTURE made and entered into this 8th day of February, 2017, by and between Shonda Marie Lindahl and husband Eric Lindahl, party of the first part, and Ellen K Bullock and Noel I. Bullock, wife and Husband, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 347, on the Plan of Brookmeade Subdivision, Section IX, as of record in Book 2331, Pages 34 and 35, Register's Office for said County.

Said Lot No. 347 fronts 116 feet on the south side of Belton Drive and extends back between lines, 384.7 feet on the easterly side and 386.4 feet on the westerly side to a dead line in the rear, measuring 117 feet thereon.

Being all or part of the same property conveyed to Shonda Marie York by virtue of that certain Warranty Deed dated May 8, 2006, and being of record at Instrument No. 20060612-0069458 in the Register's Office of Davidson County, Tennessee.

Shonda Marie York married Eric Lindahl and is now known as Shonda Marie Lindahl.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except for year 2017 Davidson County real property taxes, being a lien not yet due and payable and restrictions at Pla tBook 2331, Page 34 and 35 in said Register's Office, Tennessee; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Shonda Marie Lindahl

Shonda Marie Lindahl

Eric Lindahl

Eric Lindahl

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me a Notary Public in and for said State and County, duly commissioned and qualified, Shonda Marie Lindahl and Eric Lindahl, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 8th day of February, 2017.

Notary Public

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Owner & Address: Ellen K Bullock and Noel I. Bullock

Tax Parcel No 11502005100

Property Address: Ellen Bullock
845 Belton Ave
Nashville, TN 37205

MAIL TAX
BILLS TO: Same

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $704,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Jani Bullock
AFFIANT

SUBSCRIBED AND SWORN TO before me this 8th day of February, 2017.

Notary Public

My Commission Expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD