WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20170017962 DEEDWARR
Recvd: 03/02/17 09:01 2 pgs
Fees:13.00 Taxes:647.50
20170302-0020529

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

STATE OF TENNESSEE
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of February, 2017.

Notary Public

MY COMMISSION EXPIRES: 3/3/2020

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 831 Needham Drive, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Paul Bullington	new owner	135-14-0A-097.00
(NAME)	(NAME)	
420 Black Mountain Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 considerations, the receipt of which is hereby acknowledged, I, **Harrell D. Ward III, a married man**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Paul Bullington and Glen McLain,both unmarried,**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a 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. 80, on the Plan of Phase Three, Pinnacle Point Subdivision, of record in Book 6900, Pages 391-393, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Harrell D. Ward III, an unmarried man by Warranty Deed dated 09/15/2006 from Vicki A. Crumpton of record in Instrument 20061003-0122536, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record. This conveyance is also subject to all matters as set forth per Book 6900, Page 141, Book 6900, Page 140, Book 6900, Page 391, Book 6900, Page 393, Restrictions of record in Book 6405, Page 169, Restrictions of record in Book 10954, Page 734, Miscellaneous of record in Book 8329, Page 728, Miscellaneous of record in Book 7097, Page 158, By-Laws of Pinnacle Point Homeowners Association of record in Book 7032, Page 730, Article of Incorporation of Pinnacle Point Homeowners Association of record in Book 7058, Page 234, Covenants, Conditions and Restrictions of record in Book 7065, Page 959, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 420 Black Mountain Drive, Antioch, TN 37013
(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 GRANTEE(S), their heirs and/or 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/or 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 hand this 27th day of February, 2017.

X _____
Harrell D. Ward III

State of
County of

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Harrell D. Ward III, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person(s) described herein, and who acknowledge that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and Official seal this 27th day of February, 2017.

X Sarah E. Coss
Notary Public
My Commission Expires: 7-3-20

OFFICIAL SEAL
SARAH E COSS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:07/03/20

RETURN TO:
Stewart Title Company Tennessee Division
831 Needham Drive
Smyrna, TN 37167