Prepared By & Return To:
Tennessee Title Services, LLC
7000 Executive Center Dr., Suite 290
Brentwood, TN 37027
17-1039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

Megan Witherspoon
Affiant

BILL GARRETT, Davidson County
Trans:T20170052173 DEEDWARR
Recvd: 06/19/17 13:36 2 pgs
Fees:13.00 Taxes:943.50
20170619-0061307

SUBSCRIBED AND SWORN TO BEFORE ME THIS 16th day of June, 2017

Notary Public
Commission Expires: 5/8/18

DAVIDSON COUNTY, TN NOTARY PUBLIC STATE OF TENNESSEE ANGELA Y. POSTON-WILLIAMS

Address of New Owner	Send Tax Bills To:	Map & Parcel
Sarah Pulford 2525 Bayview Drive Nashville, TN 37217	General Partnership 8320 East Walkersprings Ln Ste 200 Knoxville, TN 37923	136-05-0-026.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

Tebey Ottoh and wife, Bridget Vanderkuip

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sarah Pulford, an unmarried woman

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:

Land in Davidson County, Tennessee, being Lot No. 44 on the Plan of Bayview, Section Three of record in Plat Book 9700, Page 685, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tebey Ottoh by Warranty deed from Prince M. Franklin and wife, Tammie T. Franklin of record in Instrument No. 20071012-012441 Register's Office for Davidson County, Tennessee, dated September 15, 2007 and recorded on October 12, 2007.

Being the same property conveyed to Tebey Ottoh and wife, Bridget Vanderkuip by Quitclaim deed from Tebey Ottoh of record in Instrument No. 20120601-0047434 Register's Office for Davidson County, Tennessee, dated May 31, 2012 and recorded on June 01, 2012.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 2525 Bayview Drive, Nashville, TN 37217.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this the 16th day of June, 2017.

Tebey Ottoh

Bridget Vanderkuip

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tebey Ottoh and wife, Bridget Vanderkuip** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 16th day of June, 2017.

JOSHUA A. TERRY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 1/13/20

(Notary Seal)