BILL GARRETT, Davidson County
Trans:T20170056697 DEEDWARR
Recvd: 07/03/17 11:35 2 pgs
Fees:13.00 Taxes:684.50
20170703-0066727

THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Avenue, #105

Nashville, Tennessee 37203
File No.: M176519

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $185,000.00

Randy K. Clark
Affiant

STEVEN RICHARDSON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Subscribed and sworn to before me, this the 29 day of June, 2017.

Notary Public
My Commission Expires: 10-14-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Randy K. Clark Melissa D. Clark 5759 Clarksville, Pike Joelton, TN 37080	Caliber Home Loans, Inc. 3701 Regent Blvd, Suite 180 Irving, TX 75063	029-389.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **Angela N. Rigsby, now known as Angela N. Pulley, joined by her husband, Timothy A. Pulley**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Randy K. Clark and Melissa D. Clark, husband and wife,** 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:

Known as Lot 1 of Eddie Rigsby Lot, Instrument No. 20010717-0075793 Register's Office of Davidson County, Tennessee, more accurately described according to a survey by Tommy E. Walker, TN, Lic No. 1465 as follows:

Beginning at an iron pin in the Southerly margin of Clarksville Pike said pin being the most Northwest corner to herein described Tract: thence with said margin 61 57: 36" E, 100' to a set iron pin: thence now leaving said margins 32 10' 10" W, 400.00' to a set iron pin: thence N 61 47' 36" W, 100.50' to a set iron pin: thence N 32 10' 10" E, 400.00' to the point of beginning containing .0920 Acres (40,095 Sq. Ft.) more or less.

Being the same property conveyed to Edward Rigsby and wife, Kathy Rigsby by Warranty Deed from Joseph S. Colorigh and wife, Billie Jean Colorigh, as recorded on the 18th day of June, 2002 in Instrument No. 20020618-0073375, in the Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Angela N. Rigsby by Quitclaim Deed from Edward Rigsby and wife, Kathy Rigsby, as recorded on the 13th day of July, 2006 in Instrument No. 20060713-0084330, in the Register's Office of Davidson County, Tennessee.

Timothy A. Pulley joins in the execution of this instrument for the purpose of conveying and/all marital interest he may have in subject property.

This is ☒ Improved OR ☐ Unimproved property located at: **5759 Clarksville Pike, Joelton, TN 37080**

This conveyance is made subject to 1) Property taxes for the year 2017 a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the Grantor paying their prorated share thereof to the Grantee who will be responsible for payment of said taxes; 2) all applicable zoning ordinances; 3) utility, sewer, drainage and other easements of record; 4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record; 5) building restrictions; and 6) other matters of public record.

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 do 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. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 29th day of June, 2017.

Angela N. Rigsby nka Angela N. Pulley

Timothy A. Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Angela N. Rigsby nka Angela N. Pulley and Timothy A. Pulley**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 29th day of June, 2017.

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires
February 25, 2020

Notary Public
My Commission expires: _____