THIS INSTRUMENT WAS PREPARED BY

Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203
P17-23644

BILL GARRETT, Davidson County
Trans:T20170070562 DEEDWARR
Recvd: 08/15/17 09:57 2 pgs
Fees:13.00 Taxes:1165.50
20170815-0083494

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 315,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF AUGUST, 2017.

Notary Public

MY COMMISSION EXPIRES: 5-8-18

(AFFIX SEAL)

ANNA AGEE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexander C. McDonald	Peoples Home Equity Inc.	
5306 Pennsylvania Avenue	5205 Maryland Way, Suite 100	09107000500
Nashville, TN 37209	Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Terra Kendrick Pullmann, married,**

HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Alexander C. McDonald, an unmarried man, as to an undivided 50% interest, and Melissa L. McDonald, a married woman, as to an undivided 50% interest, as join tenants with right of survivorship,**

HEREINAFTER CALLED THE GRANTEE, HIS 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 Nos. 1213 and 1215, Block 39 on the Plan of Plan No. 2 of West Nashville of record in Plat Book 57, Page 172, 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 Terra Marie Kendrick, unmarried by Warranty deed from Ian A. Minchey, unmarried of record in Instrument No. 20090904-0083450 Register's Office for Davidson County, Tennessee, dated August 31, 2009 and recorded on September 04, 2009. Terra Marie Kendrick has since married and is now known as Terra Kendrick Pullmann.

The above described property has never been the marital residence of the Grantor.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is IMPROVED property known as **5306 Pennsylvania Avenue, Nashville, TN 37209.**

This instrument is being executed on behalf of Terra Kendrick Pullman, pursuant to a Power of Attorney executed by him/her/them on the 8th day of August, 2017, of record in Instrument No. 20170815-0083492, Register's Office for Davidson County, Tennessee.

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. 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 the 11th day of August, 2017.

Terra Kendrick Pullman by Alicia Griffith, attorney-in-fact

Terra Kendrick Pullmann by Alicia Griffith, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 11th day of August, 2017, before me personally appeared, the undersigned, a Notary Public in and for the State and County aforesaid, the within named Alicia Griffith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Attorney-in-Fact for Terra Kendrick Pullmann, and that she as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Terra Kendrick Pullman, for the purpose therein contained, by signing the name of Terra Kendrick Pullman, by herself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 11th day of August, 2017

My Commission Expires: 1-6-20

Notary Public

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

JAMES A. WAECHTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN