RETURN TO
Stewart Title Company
13026 Lebanon Rd., Suite 100
Mt. Juliet, TN 37122
File # 01288-41777

This Instrument Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

MAP: 121000
PARCEL: 177.00

Bill Garrett Davidson County
Batch# 63532 DEEDWARR
02/28/2018 12:19:45 PM 2 pgs
Fees: $13.00 Taxes: $740.00
20180228-0018813

New Owners:
Melissa Lynch
1740 Reynolds Rd.
Nashville, TN 37217

Send Tax Bills To:
FirstBank ISAOA ATIMA C/O Cenlar
P. O. Box 202028
Florence, SC 29502

WARRANTY DEED

THIS INDENTURE, made this 20th day of February, 2018 by and between

Kyle T. Pulley, an unmarried man

of Davidson County, Tennessee, hereinafter referred to as **Grantor**, and

Melissa K. Lynch, unmarried woman

of Davidson County, Tennessee, hereinafter referred to as **Grantee**.

WITNESSETH: that said Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises situated in Davidson County, Tennessee, to wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Beginning at an existing iron pipe lying on the easterly margin of Reynolds Road, said iron pipe further described as being the northwest corner of the Christopher Blackburn property as of record in Deed Book 200803040021737, Register's Office of Davidson County, Tennessee; thence leaving the said Blackburn property and running with the said easterly margin of Reynolds Road north 11 degrees 23 minutes 46 seconds east a distance of 153.00 feet to a point lying at the southwest corner of the Barbara Frazier property as of record in Deed Book 20151110114444, Register's Office of Davidson County, Tennessee; thence leaving Reynolds Road and running with the said line of Frazier as follows: south 82 degrees 16 minutes 39 seconds east a distance of 287.69 feet to an existing iron rod lying at the base of an Elm tree; thence south 10 degrees 11 minutes 36 seconds west a distance of 174.03 feet to an iron rod lying at the base of a Hackberry tree, said iron rod described as being the northeast corner of the said Blackburn property; thence leaving the said Frazier property and running with the northerly line of the said Blackburn property north 78 degrees 05 minutes 56 seconds west a distance of 290.76 feet to the point of beginning, containing 1.08, more or less, acres.

Being the same property conveyed to Kyle T. Pulley by Warranty Deed from William Leon Pugh, Otelia Pugh Pelham, Mary Pugh Kimbro, Lorene Pugh Millraney, Nina Pugh, Harriett Pugh Bryant, Therese McLean, Cindy Pugh, Norman Pugh and Ronnie Pugh, aka Ronnie D. Pugh dated 9-28-01 of record in Instrument No. 20011015-0111877, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to restrictive covenants, easements, and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

The above description was prepared from boundary survey prepared by, James L. Terry Registered Land Surveyor, Tennessee No. 563, whose address is 2812 Branwood Drive, Nashville, TN 37214

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate, title, and interest thereunto belonging unto the said Grantee, his/her heirs and assigns forever.

And said Grantor does hereby covenant with said Grantee, that Grantor is lawfully seized in fee simple of the premises above conveyed and has full power, authority and right to convey the same, and that said premises are free from all encumbrances except the 2018 real property taxes which are to be prorated between the parties and which Grantee assumes and agrees to pay, and that Grantor will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder sets his/her hand and seal the day and year first above written.

Kyle T Pulley

Kyle T. Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, Kyle T. Pulley, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of February, 2018.

Karen B. Heavener

Notary

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $200,000.00.

Kyle T Pulley

Affiant

Sworn to and subscribed before me, this 20th day of February, 2018.

Karen B. Heavener

Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener
State of Tennessee Notary Public
Davidson County