Return to:

BRIDGEHOUSE TITLE
342 COOL SPRINGS BLVD
STE 202
FRANKLIN, TN 37067

Karen Johnson Davidson County
Batch# 245868 DEEDWARR
06/20/2019 08:38:20 AM 2 pgs
Fees: $13.00 Taxes: $1,496.65

20190620-0059329

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $404,500.00.

Affiant

Subscribed and sworn to before me, this 14th day of June, 2019.

Notary Public

My commission expires: _____

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
415 Main Street, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Jason H. Danforth and Kimberly R. Danforth	Wells Fargo Bank. N.A.	155-07-0B-034.00-CO
6760 Cold Stream Drive	101 North Phillips Ave.	
Nashville, TN 37221	Sioux Falls, SD 57104	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Amanda A. Pulley, a married woman

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Jason H. Danforth and Kimberly R. Danforth, husband and wife

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 17 on the Plan of Final Plat of the Poplar Creek Estates, Phase V, Section "B-1" Subdivision (The Highlands of Allens Green) of record in Plat Book 9700, Page 716, 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 Amanda L. Armour, an unmarried woman, by Warranty deed from Francene Glimer of record in Instrument No. 20090914-0085540 Register's Office for Davidson County, Tennessee, dated September 04, 2009 and recorded on September 14, 2009.

Being the same property conveyed to Amanda A. Pulley, a married woman, by Quitclaim deed from Amanda A. Pulley, f/k/a Amanda A. Armour, a married woman, who acquired title as unmarried of record in Instrument No. 20141226-0117719 Register's Office for Davidson County, Tennessee, dated December 15, 2014 and recorded on December 26, 2014. The said spouse of Amanda A. Pulley, Michael P. Pulley joins in the execution of this instrument to convey any marital interest he may have in the property.

This is **improved** property known as **6760 Cold Stream Dr, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantees that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTOR FURTHER COVENANTS and bind herself, her 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 14th day of June, 2019.

Amanda A. Pulley

Michael P. Pulley

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Amanda A. Pulley and Michael P. Pulley, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 14th day of June, 2019.

Notary Public

My Commission Expires: 9/29/21

MICHELLE W. LOCKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

SolomonParks File No. 19-000133-525