Prepared By & Return To:
Lakeside Title & Escrow
854 Wren Road
Goodlettsville, TN 37072
19-2065TN

Karen Johnson Davidson County
Batch# 313124 DEEDWARR
11/08/2019 08:57:56 AM 2 pgs
Fees: $13.00 Taxes: $888.00
20191108-0115511

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 7th day of November, 2019.

Notary Public

Commission Expiration: 4-17-2023

DOLORES E. BROWN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY My Commission Expires 04-17-2023

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Carley Haggerty 2314 Ridgecrest Drive Nashville, TN 37216	SAME AS NEW OWNER	072-08-0-141.00072-08-0-141.00

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, WE, **James Andrew Pulley, married**, HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Carley Haggerty, a single 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:

Property known as 2314 Ridgecrest Drive Nashville, TN 37216, County of Davidson

Being Lot No. 222 on the Plan of Dalewood, Section III, of record in Book 1835, Page 20, Register's Office for said County.

Said Lot No. 222 fronts 80 feet on the west side of Ridgecrest Drive and runs back between lines, 268 feet on the south line and 308 feet on the north line, to a dead line, measuring 274.4 feet thereon.

Being the same property conveyed to James Andrew Pulley by Executor's Deed from James Andrew Pulley, Executor for the Estate of Doris M. Pulley, Seventh Circuit Court for Davidson County, Tennessee, Probate Division, Docket No. 18P-1985, dated 06/24/2019 filed of record in Book 06/28/2019, Page 20190628-0063279, said Register's Office.

Tax Map and Parcel ID is as follows 072-08-0-141.00

The subject property is not the principal residence of the Grantor, nor his spouse or any dependants.

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.

This is improved property known as: 2314 Ridgecrest Drive, Nashville, TN 37216

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 7th day of November, 2019.

James Andrew Pulley

James Andrew Pulley

STATE OF TENNESSEE
COUNTY OF Davidson

On this 7th day of November, 2019, before me personally appeared **James Andrew Pulley**, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such person's free act and deed.

Witness my hand and official seal at office this 7th day of November, 2019.

Notary Public

DOLORES F. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-17-2023

Commission Expiration: 4-17-2023

LTE File No.: 19-2065TN