RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 315836 DEEDWARR
11/14/2019 03:49:30 PM 3 pgs
Fees: $18.00 Taxes: $739.63
20191114-0117779

THIS INSTRUMENT PREPARED BY:
Webb Sanders PLLC
3037A Highway 31W, P.O. Box 887
White House, TN 37188

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $199,900.00.

Affiant

Sworn to and subscribed before me this 14th day of November, 2019.

Notary Public

My Commission Expires: 5/5/20

PATRICIA PERRULL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. (SEAL)

GENERAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Susanne Merritt 1212 Sylvia Drive Madison, TN 37115	First Community Mortgage 275 Robert Rose Drive Murfreesboro, TN 37129	043-01-0-157.00

This Indenture is made on the 14th day of November, 2019, by and between **MICHAEL D. PULICE, AN UNMARRIED MAN, and LEE ANN PULICE, FKA LEE ANN REED, AN UNMARRIED WOMAN** ("Grantor"), and **SUSANNE MERRITT, A SINGLE WOMAN** ("Grantee").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, bargains, sells and conveys to Grantee the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Oakwood Subdivision of record in Plat Book 5210, Page 149, 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 Michael D. Pulice and Lee Ann Reed by Warranty deed from Kenneth H. Morgan and wife, Helena Jill Morgan of record in Instrument No. 20020913-0111638 Register's Office for Davidson County, Tennessee, dated September 11, 2002 and recorded on September 13, 2002. Lee Ann Reed is now known as and is one and same person as Lee Ann Pulice.

This is improved property known as 1212 Sylvia Drive, Madison, TN 37115.

This conveyance is being made subject to:

1. Taxes for the year 2020 and subsequent years, a lien not yet due and payable.

2. All matters shown on the Plan of record in Plat Book 5210, Page 149, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 5612, Page 255, in the Register's Office for Davidson County, Tennessee.

4. Driveway Easement of record in Book 4786, Page 859, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, together with the appurtenances, hereditaments, estate, title and interest thereto belonging, to Grantee.

Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said property in fee simple, has good right to convey it and that it is unencumbered. Grantor further covenants and binds itself and its successors and assigns to warrant and defend to Grantee forever the title to said property against the lawful claims of all persons whomsoever, excluding claims arising out of the matters set forth above.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of November, 2019.

GRANTOR:

Michael D. Pulice

Lee Ann Pulice

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, MICHAEL D. PULICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2019.

Notary Public

VALERIE M WEBB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2022

My Commission Expires: 5/25/22

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, Notary Public for the aforesaid State and County, LEE ANN PULICE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of November, 2019.

Notary Public

My Commission Expires: 5/25/22

VALERIE M WEBB STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 05-25-2022

201911140117779

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.