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

Karen Johnson Davidson County
Batch# 330800 DEEDWARR
12/17/2019 09:42:53 AM 2 pgs
Fees: $13.00 Taxes: $688.20
20191217-0130005

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael Scott Caplenor 1552 Pleasant Hill Rd. Nashville, TN 37214	CapStar Bank 2002 Richard Jones Rd. Ste 300A Nashville, TN 37215	121000-081.01

THIS INDENTURE, made this 13th day of December, 2019 between

Kyle Thomas Pulley, an unmarried person

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

Michael Scott Caplenor, an unmarried man

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:

Land lying and being in the 3rd, formerly the 2nd, Civil District of Davidson County, Tennessee, and more particularly described according to an unrecorded survey made by Hickerson & Hickerson, Engineers, dated February 14, 1961, as follows, to-wit:

Beginning at a point in the center of Pleasant Hill Road, said point being 214 feet along the center line of Pleasant Hill Road north from the center line of Couchville Pike; thence North 2 deg. 15 min. East along the center line of Pleasant Hill Road 100 feet to an iron pin; thence South 87 deg. 28 min. East 219.0 feet to an iron pin; thence South 0 deg. 28 min. East 100 feet to an iron pin; thence North 86 deg. 28 min. West 224.4 feet to an iron pin the center of Pleasant Hill Road, the point of beginning and containing 0.51 acres, more or less.

Being the same property conveyed to Kyle Thomas Pulley, an unmarried person by Warranty Deed dated 9/7/1993 from Judith Dolores R. Holliday Newman and husband, Donald E. Newman of record in Book 9075, Page 103, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 1552 Pleasant Hill Road, Nashville TN 37214.

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 is the same as the previous deed of record, no boundary survey having been made at the time of this conveyance.

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 2019 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.

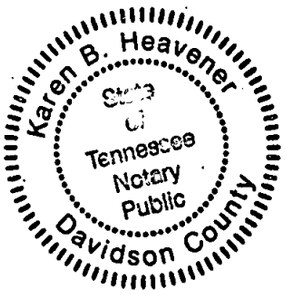
Kyle Thomas Pulley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 13th day of December, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23



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 $186,000.00.

Affiant

Sworn to and subscribed before me, this 13th day of December, 2019.

Karen B. Heavener
Notary Public
My Commission Expires: 7/3/23

