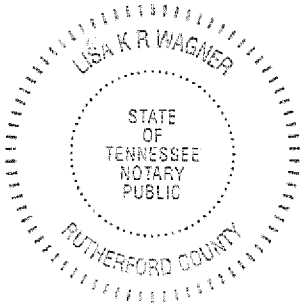
Karen Johnson Davidson County
Batch# 334613 DEEDWARR
12/26/2019 12:29:30 PM 4 pgs
Fees: $23.00 Taxes: $980.50
20191226-0133218



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

The actual consideration or value, whichever is greater, for this transfer is **$265,000.00.**

Affiant

Subscribed and sworn to before me, this 18th day of December, 2019.

Notary Public

My commission expires: Sept. 20, 2020

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow
557 Sam Ridley Pkwy, Smyrna, TN 37167

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Steven J. Pulk	**CMG Mortgage, Inc.**	**119-14-0-231.00**
249 Morton Avenue	**3160 Crow Canyon Road, Suite 400**	
Nashville, TN 37211	**San Ramon, CA 94583**	

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

Steven Jack Pulk, Individually and as Executor of the Estate of John Charles Pulk and Edward Victor Pulk and Marymarie Jo Pulk and Jerryann Carol Kline

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

Steven J. Pulk, an unmarried man

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

Being Lots Nos. 28 and 29 on the Map of Pleasant View Subdivision, of record in Book 421, Page 134 Register's Office for Davidson County, Tennessee.

Said lots adjoin and front together 100 feet on the Southerly side of McComb Street, now closed, and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to John C. Pulk, unmarried by Warranty deed from Lewis C. Perry, Jr., widower of record in Book 8454, page 332, Register's Office for Davidson County, Tennessee, dated September 30, 1991 and recorded on October 11, 1991. The said John C. Pulk died on July 2, 2019 and his will was entered into probate in case no. 19P-1265 of the Probate Court for Davidson County, Tennessee.

This is improved property known as **249 Morton Avenue, Nashville, TN 37211.**

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 Grantee, his heirs and assigns, forever.

GRANTOR COVENANTS with the said Grantee that he 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 all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.

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 binds himself, his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 18th day of December, 2019.

INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF John Charles Pulk

Steven Jack Pulk, Individually and as
Executor of the Estate of John Charles Pulk

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Steven Jack Pulk,** with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument on behalf of **The Estate of John Charles Pulk, individually and as Executor**, for the purposes therein contained.

This the 18th day of December, 2019

Lisa K R Wagner
NOTARY PUBLIC

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

201912260133218

Edward Victor Pulk

Edward Victor Pulk

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Edward Victor Pulk**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed his name above.

Witness my hand and official seal this 18th day of December, 2019.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Marymarie Jo Pulk, BY:
Edward Victor Pulk, HER ATTORNEY-IN-FACT

Marymarie Jo Pulk, By: Edward Victor Pulk,
her Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **Edward Victor Pulk**, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further proved to me that he is the **Attorney in Fact** for **Marymarie Jo Pulk**, and is authorized by her to execute this instrument on her behalf.

This the 18th day of December, 2019.

Lisa K R Wagner

NOTARY PUBLIC

My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Jerryann Carol Kline

Jerryann Carol Kline

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, **Jerryann Carol Kline**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed her name above.

Witness my hand and official seal this 18th day of December, 2019.

Lisa K R Wagner

Notary Public
My Commission Expires: Sept. 20, 2020

LISA K R WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

SolomonParks File No. 19-000291-529

SP 11/2015

TRUE COPY CERTIFICATION

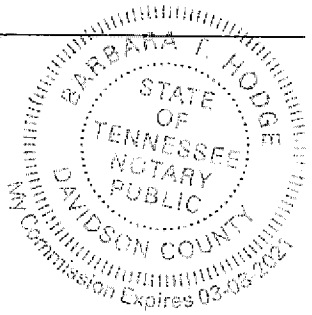
I, Lisa K. R. Wagner, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law.

Lisa K. R. Wagner

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally, appeared before me Barbara T. Hodge, a notary public for this county and state, Lisa K. R. Wagner, who acknowledges that this certification of an electronic documents is true and correct and whose signature I have witnessed.

Notary Public



My Commission Expires: 03/03/2021