WARRANTY DEED

File No. 2020-108

Karen Johnson Davidson County
Batch# 478164 DEEDWARR
09/17/2020 04:02:47 PM 2 pgs
Fees: $13.00 Taxes: $962.00

20200917-0106891

DANNY LEE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/26/22 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
American Title and Escrow, LLC
352 W. Northfield Blvd., Suite K
Murfreesboro, Tennessee 37129
(615)956-6466

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey S. Pulley	Movement Mortgage, LLC	
201 Dry Creek Pointe Ct.	8024 Calvin Hall Road	**033 04 0B 016.00**
Goodlettsville, TN 37072	Indian Land, SC 29707	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged by, the undersigned, **Tom A. Dulley and wife, Catherine N. Dulley,** has this day bargained and sold and does hereby transfer and convey unto, **Jeffrey S. Pulley, a single man,** their heirs and assigns, forever, that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being described as follows to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Final Plat of Dry Creek Pointe-Section One of record in Plat Book 7900, Page 737, 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 Tom A. Dulley and wife, Catherine N. Dulley by Warranty Deed from Jason D. Davis and Laura Davis, married, dated June 30, 2015, and recorded July 6, 2015, in Instrument # 20150706-0064657, in the Register's Office for Davidson County, Tennessee.

This is improved property know as: 201 Dry Creek Pointe Court, Goodlettsville, TN 37072.

This conveyance is further subject to (1) applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

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 our hands this 28th day of August 2020.

Tom A. Dulley

Catherine N. Dulley

STATE OF: TN

COUNTY OF: Davidson

Before me, the undersigned Notary Public, personally appeared, **Tom A. Dulley and Catherine N. Dulley,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), to be the person who acknowledged that he executed the foregoing instrument, for the purposes therein contained.

Witness my hand and official seal at office, this 28th day of August, **2020**.

My Commission Expires: 3/26/22

Notary Public

DANNY LEE SMITH
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Prepared by and Return to: American Title and Escrow, LLC
352 W. Northfield Blvd, Suite K
Murfreesboro, TN. 37129
(615) 956-6466