Karen Johnson Davidson County
Batch# 524401 DEEDWARR
12/03/2020 12:45:30 PM 6 pgs
Fees: $33.00 Taxes: $925.00
20201203-0140615

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC
150 3rd Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
Kelly Lynn Bullington 423 Springview Drive Nashville, TN 37214	Same	095-11-0-125.00

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GLADYS S. GARRETT (the "Grantor"), has bargained and sold, and hereby transfers and conveys to KELLY LYNN BULLINGTON ("Grantee"), her heirs and assigns (the "Grantee"), certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

This is improved property located at 423 Springview Drive, Nashville, TN 37214.

Said property is conveyed subject to matters shown on Exhibit B attached hereto.

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

Grantor covenants and binds herself and her heirs to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth above, but not further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed this instrument or has caused same to be executed as of the 14th day of November, 2020.

Gladys S. Garrett
GLADYS S. GARRETT

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid Gladys S. Garrett, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14 day of November, 2020.

Sheliah Reid
Notary Public

SHELIAH REID
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 8, 2024

My Commission Expires:

01-08-2024

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $250,000.00.

Gladys S. Garrett

Sworn to and subscribed before me this 14 day of November, 2020.

Sheliah Reid
Notary Public

My Commission Expires:

01-08-2024

SHELIAH REID
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 8, 2024

EXHIBIT A

Being Lot No. 10 on the Plan of Merry Oaks, Section II, as of record in Plat Book 2133, page 8, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 10 fronts 128.8 feet on the southerly side of Springview Drive, and extends back between lines, 220 feet on the westerly side and 217.4 feet on the easterly side, to a dead line in the rear on which it measures 71.1 feet.

Being the same property conveyed to Marvin Lynn Garrett and wife, Gladys S. Garrett by Warranty Deed of record in Book 2435, page 45, Register's Office for Davidson County. Tennessee. The said Marvin Lynn Garrett having since died.

EXHIBIT B

1. Taxes for 2020 and thereafter.
2. Matters on the Plan of record in Plat Book 2133, page 8, Register's Office for Davidson County, Tennessee.
3. Restrictions of record in Book 6838, page 767, said Register's Office.
   Easement for water line of record in Book 6931, page 758, said Register's Office.

27673857.1

True Copy Certification

I, _Lucretia Albert_, 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.

Lucretia Albert

Signature

State of ___Tennessee_____

County of ___Davidson_____

Personally appeared before me. __Jennifer Thompson___, a notary public for this county and state, __Lucretia Albert___ 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: 5/3/21

Notary's Seal (if on paper)

