Karen Johnson Davidson County
Batch# 524984 DEEDWARR
12/07/2020 09:58:15 AM 2 pgs
Fees: $13.00 Taxes: $1,480.00
20201207-0141552

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

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Darryl J. & Brande L. Fulton 7453 Sawyer Brown Rd. Nashville, TN 37209	CapStar Bank 2002 Richard Jones Rd. Ste300A Nashville, TN 37215	114-07-0 008.00

THIS INDENTURE, made this 4th day of December, 2020 between

Robert D. Fulton, a unmarried man

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

Darryl J. Fulton and Brande L. Fulton, husband and wife

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8, on the Final Plat Of Oakhaven Subdivision, Section 2, of record in Book 9700, Page 365, Register's Office for Sumner County, Tennessee to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Robert D. Fulton, a unmarried man by Quitclaim Deed dated 02/26/2003 from Robert D. Fulton and Janice W. Fulton of record in Instrument Number 20030501-0058233 and to Robert D. Fulton and wife, Janice W. Fulton by Warranty Deed dated 12/01/1998 from C & C Development and Construction Co., Inc. and Eric Crafton and Wayne Crafton of record in Book 11242, Page 258, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 7453 Sawyer Brown Road, Nashville TN 37209.

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 2020 real property taxes which are to be prorated between the parties and paid at closing., 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 hand and seal the day and year first above written.

Robert D Fulton by Wesley Dean Fulton, Attorney in fact

Robert D. Fulton by Wesley Dean Fulton
Attorney in fact

Power of Attorney of record in
Instrument No. 20201207-0141551
Said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 4th day of December, 2020, before me personally appeared Wesley Dean Fulton, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on the behalf of Robert D. Fulton, and who acknowledged that he executed the same as the free act and deed of Robert D. Fulton.

WITNESS my hand and official seal at office in Goodlettsville, Tennessee on this the 4th day of December, 2020.

Melissa Heavener

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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 $400,000.00.

Wesley Fulton

Affiant

Sworn to and subscribed before me, this 4th day of December, 2020.

Melissa Heavener

Notary Public
My Commission Expires: 7/3/2023

MELISSA HEAVENER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY