WARRANTY DEED

Karen Johnson Davidson County
Batch# 701627 **DEEDWARR**
08/20/2021 10:48:22 AM 2 pgs
Fees: $13.00 Taxes: $2,257.00

20210820-0112858

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $610,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 18th DAY OF August, 2021.

Notary Public

MY COMMISSION EXPIRES: EXPIRES 3-8-2022

(AFFIX SEAL)

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO PIKE, STE 300
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
BRG, LLC	**SAME**	
(NAME)	(NAME)	
909 18th Avenue South		134-08-0
		032.00 AND 033.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37212		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **KIMBERLY DYE AND KYLE T. PULLEY AND KEITH PULLEY AND KALEB PULLEY**, HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRG, LLC, A TENNESSEE LIMITED LIABILITY COMPANY,** HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lots No. 15 and 16 on the Plan of Bowood Heights as of record in Book 2331, Page 47, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to David R. Kennedy, Trustee by Quitclaim Deed from Ray C. Pulley and Kendal Ray Pulley of record in Book 8027, Page 585, Register's Office for Davidson County, Tennessee, dated January 15, 1990, and within the same deed, the said David R. Kennedy, Trustee, conveyed his interest in the subject property to Ray C. Pulley and wife, Annette L. Pulley.

Being the same property conveyed to Ray C. Pulley and wife, Annette Pulley by Warranty Deed from William H. Williams of record in Book 5706, at Page 241, Register's Office for Davidson County, Tennessee, dated February 2, 1981. Ray C. Pulley died October 4, 2015, vesting title solely in Annette Pully as the surviving tenant by the entirety. Lillian Annette Pulley died March 22, 2021. Kendal Ray Pulley and Kevin Scott Pulley and Kimberly Danette Pulley and Kyle Thomas Pulley are the devisees under the will of Lillian Annette Pulley, filed for record in Docket No. 21P962 in the Seventy Circuit Court for Davidson County, Probate Division. Kendall Ray Pulley died November 14, 2010, with no issue. Kevin Scott Pulley died February 18, 2015, leaving two children, Keith Pulley and Kaleb Pulley that will take his interest per stirpes.

Annette L. Pulley was also known as Annette Pulley and Lillian Annette Pulley.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 412 & 414 Ezell Pike, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BOX 10-A

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 my hand this 16th day of August, 2021

KIMBERLY DYE

KYLE T. PULLEY

KEITH PULLEY

KALEB PULLEY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kimberly Dye, Kyle T. Pulley, Keith Pulley, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16 day of August, 2021.

Commission expires:

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kaleb Pulley, 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.

Witness my hand and official seal this 16th day of August, 2021.

Commission expires: May 5, 2025

EDWARD L. HOLLAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
TENN.

Notary Public