WARRANTY DEED

BOOK 11526 PG. 190

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $255,000.00

FDMullowney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF JUNE, 1999.

Michael J. Philbin
Notary Public

MY COMMISSION EXPIRES: May 27, 2001.
(AFFIX SEAL)

mail

THIS INSTRUMENT WAS PREPARED BY
Michael J. Philbin, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frieda D. Mullowney and James T. Mullowney	PHH Mortgage Services Corporation	136-16-24
(NAME) 4507 Everett Drive	(NAME) 6000 Atrium Way	FH04894
(ADDRESS) Nashville, TN 37215	(ADDRESS) Mt. Laurel, NJ 08054	
(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, **ANN VINES REYNOLDS AND HUSBAND, MARTIN S. ROBERTS, JR.,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FRIEDA D. MULLOWNEY AND JAMES T. MULLOWNEY**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 2 on the plan of Echo Hills, Addition No. 1, being a resubdivision of Tract No. 8 of Tyne Meade Subdivision, as of record in Book 2663, page 48, R.O.D.C.
Said Lot No. 2 fronts 238 feet on the westerly side of Everett Drive, and runs back 168.9 feet on the northerly line and 169 feet on the southerly line to a line in the rear on which it measures 238 feet.

Being the same property conveyed to Ann Vines Reynolds by Quitclaim Deed from Richard D. Speight, Trustee of record in Book 5698, Page 170 Register's Office for Davidson County, Tennessee.

Martin S. Roberts, Jr., husband of the said Ann Vines Reynolds, joins in this conveyance for the purpose of conveying any and all right and title that he may now, or at any time in the future, have in subject property, especially his marital rights.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐
This is improved ☒ property, known as 4507 Everett Drive, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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/our hand(s) this 8th day of June, 1999.

Ann Vines Reynolds
Ann Vines Reynolds

Martin S. Roberts, Jr.
Martin S. Roberts, Jr.

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, Ann Vines Reynolds and husband, Martin S. Roberts, Jr., the bargainors, 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 at Nashville, Tennessee this 8th day of June, 1999.

Commission expires: May 27, 2001

Michael J. Philbin — Notary Public

MICHAEL J. PHILBIN NOTARY PUBLIC AT LARGE

059361
REFERENCE
99 JUN 14 AM 10:58
BILL GARDNER
DAVIDSON COUNTY, TN.
0251 06/14 0101 03CHECK 954.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11526 PG. 192

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0599361

INITIAL REFERENCE

99 JUN 14 AM 10:58

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
255000.00
ERR CO
MAMT
255000.00-
CAMT
255000.00
CON TX 943.50
PRFEE 1.00
MDEED 8.00
CFEE 2.00
TOTAL 954.50
CHECK 954.50

06/14/99 01 11:01 0001 9251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1473693