WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Pamela K. Ward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF JULY, 2001.

Notary Public

MY COMMISSION EXPIRES: May 11, 2002.
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE

Davidson County DEEDWARR
Recvd: 07/24/01 09:20 2pgs
Fees:13.00 Taxes:370.00

20010724-0078126

THIS INSTRUMENT WAS PREPARED BY
1st Trust Title, Inc., 116 Lineberry Boulevard, Ste. 200, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pamela K. Ward	Pamela K. Ward	Map 149
(NAME) 2101 Mullen Circle	(NAME) 2101 Mullen Circle	Group 1-0-A
(ADDRESS) Nashville, TN 37217	(ADDRESS) Nashville, TN 37217	Parcel 9
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, Virginia Bailey, an unmarried person, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Pamela K. Ward, an unmarried person, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 9 on the Plan of Mullen Valley, Phase II, as shown of record in Plat Book 6250, Page 477, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

This lot is part of a Planned Unit Development and is conveyed subject to Declaration of Covenants and Restrictions, Aricles of Incorporation of Mullen Valley Homeowners Association; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6577, Pages 17 through 65, both inclusive, Register's Office of Davidson County, Tennessee

For source of title reference is hereby made to Book 6578, Page 246, Register's Office of Davidson County, Tennessee.

Subject to any and all existing easements, restrictions, right-of-ways, zoning regulations and minimum building setback lines of record.

Subject to all matters as shown on plat of record in Book 6250, Page 477, Register's Office of Davidson County, Tennessee.

Subject to Declaration of Covenants and Restrictions, Aricles of Incorporation of Mullen Valley Homeowners Association; By-Laws of the Association, Master Deed, Information Brochure, additional Restrictive Covenants, Common Area Worksheets, all as made, provided and set out in instrument of record in Book 6577, Pages 17 through 65, both inclusive, Register's Office of Davidson County, Tennessee.

Subject to Charter as shown of record in Book 6583, Page 351, Register's Office of Davidson County, Tennessee.

Subject to any homeowner association dues that may be assessed.

unimproved ☐
This is improved ☒ property, known as 2101 Mullen Circle, Nashville, TN 37217
(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 20th day of July, 2001.

Virginia Bailey

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public, Virginia Bailey, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee this 20th day of July, 2001.

Commission expires: May 11, 2002

Delaina D. Davis

Notary Public

DELAINA D. DAVIS
NOTARY PUBLIC AT LARGE
WILSON COUNTY, TENNESSEE