#5459

Bk 13

WARRANTY DEED

BETH TRIPLETT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires MAY 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

X TOBIAS mendoza
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE.

Notary Public

MY COMMISSION EXPIRES: September 20, 2004.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Allison Title Company, 116 Wilson Pike Circle, Suite100, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tobias Mendoza	Transland Financial Services, Inc. Ste. 300	149-1-A/11.00
(NAME)	(NAME)	
2109 Mullen Circle	2701 Maitland Center Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Maitland, FL 37217	
(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,

Michael W. Phillips and wife, Gwendolyn A. Phillips

, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tobias Mendoza, ~~a~~married

, 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:

LAND in Davidson County, Tennessee, being Lot 11 on the Plan of Mullen Valley, Phase II, of record in Book 6250, Page 477, Said Register's Office to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Michael W. Phillips and wife, Gwendolyn A. Phillips by Warranty Deed from D. M. T., Inc. dated July 31,1987 in Book 7324, Page 915, Register's Office for Davidson County, Tennessee.

2003 county taxes have been prorated and assumed by the Grantees.
Subject to any and all matters appearing on the Plan of record in Book 6250, page 477, Register's Office for Davidson County, Tennessee.
Subject to Declaration of Covenants, Restrictions and By- Laws of record in book 6577, page 17, Register's Office for Davidson County, Tennessee, and Articles of Incorporation of Mullen Valley Homeowners Association of record in Book 6583, page 351, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 2109 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.

Davidson County DEEDWARR
Recvd: 05/30/03 14:12 2pgs
Fees:13.00 Taxes:425.50

20030530-0073249

Witness my/our hand(s) this.

Michael W. Phillips

Gwendolyn A. Phillips

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On 5/9/2003, before me personally appeared Michael W. Phillips and Gwendolyn A. Phillips to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal at Brentwood, Tennessee this 9th day of May, 2003.

Commission expires: September 20, 2004

Judith C. Jacobs Notary Public

