WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/17/06 10:14 2 pg
Fees:13.00 Taxes:353.35

20061117-0142948

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF NOVEMBER, 2006.

Notary Public

MY COMMISSION EXPIRES: 09-16-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027

20060386

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael R. Mullins	American Mortgage Network	074-12-0-002.00
(NAME)	(NAME)	
170 Jacksonian Drive	11625 Rainwater Dr; Bldg. 500, #650	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Alpharetta, GA 30004	
(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, I, **Robert E. Earheart**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Michael R. Mullins, a married man**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 838 on the Plan of Hermitage Hills, Section VII, of record in Book 3300, Pages 62 & 63, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Robert E. Earheart by Quitclaim Deed dated June 26, 1975 from Evelyn Earheart, of record in Book 4927, Page 696, Register's Office for Davidson County, Tennessee. Also the same property conveyed to Evelyn Earheart by Warranty Deed dated July 9, 1968 from Joe S. Cieslak and wife Christine R. Cieslak, of record in Book 4250, Page 660, Register's Office for Davidson County, Tennessee.

SUBJECT PROPERTY IS INVESTMENT PROPERTY AND IS NOT THE PRINCIPAL RESIDENCE OF GRANTOR

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 170 Jacksonian Drive, Hermitage, TN 37076

(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 GRANTEE, his heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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 10th day of November, 2006.

Robert E. Earheart

STATE OF TENNESSEE

COUNTY OF DAVIDSON

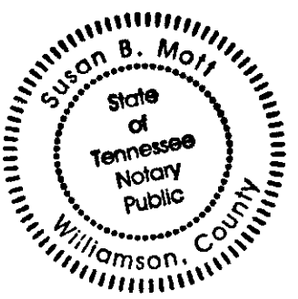
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Robert E. Earheart the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 10th day of November, 2006.

Commission expires: 1-16-08

Susan B. Mott

Notary Public



RETURN TO: **EXECUTIVE TITLE, LLC: 2520 N. Mt. Juliet Rd.; Mt. Juliet, TN 37122

HomePlace Title, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027