Davidson County DEEDWARR
Recvd: 01/09/07 08:48 2 pgs
Fees:13.00 Taxes:398.86

20070109-0003512

Prepared By & Return To:
Infinity Title, LLC
402 BNA Drive, Suite 401
Nashville, TN 37217
06-3704

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 107,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 28th day of December, 2006.

Notary Public

Commission Expiration: 7.24.07

GREGORY D. VADNER
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

ADDRESS OF NEW OWNER:
Brian Mullins
3612 Quail Drive
Hermitage, TN 37076

SEND TAX BILLS TO:
American Brokers Conduit
538 Broadhollow Rd.
Melville, NY 11747

MAP-PARCEL:
086-10-0/015.00

WARRANTY DEED

FOR AND IN 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,

William M. Whitely, married, sole & separate property

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brian Mullins and wife, Evie Mullins

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 No. 44 as shown on the Plan of Chapelwood, Section Two, of record in Book 5200, Page 83, Register's Office for said County.

Said Lot No. 44 fronts 75.10 feet on the northerly side of Quail Drive and extends back 131.63 feet on its westerly line, 133.94 feet on its easterly line to a line in the rear which measures 83.60 feet.

Being the same property conveyed to William M. Whitely on 10/11/1991, by deed from Bill Covington, Davidson County Clerk, filed for record on 12/09/1991, in Book 8504, page 458, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: **3612 Quail Drive Hermitage, TN 37076**

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.

THIS PROPERTY IS NOT A MARITAL RESIDENCE AND AS SUCH IS NOT SUBJECT TO ANY HOMESTEAD, DOWER OR OTHER MARITAL INTEREST AS CONTEMPLATED BY T.C.A. 260-2-307, OR OTHER SIMILAR STATUTE.

Witness my hand this 28th day of December, 2006.

William M. Whitely

William M. Whitely

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William M. Whitely, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee this 28 day of Dec., 2006.

Notary Public

Commission Expiration: 1-23-10

SCOTT McALILEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY