Davidson County DEEDWARR
Recvd: 02/27/08 10:02 2 pgs
Fees:13.00 Taxes:369.63

20080227-0019107

WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $99,900.00

Katherine Grant
Affiant

Subscribed and sworn to before me, this 22nd DAY OF February, 2008.

Notary Public

MY COMMISSION EXPIRES: 11/22/08
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC ADAM LAFFOON DAVIDSON COUNTY, TN

B-BB-08-413

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Katherine Grant	WR Starkey Mortgage, LLP	
413 Hickory Glade Drive	(NAME) 5055 W. Park Blvd. Ste 300	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Plano, TX 75093	162-1-A-13.00CO
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we MICHAEL P. MULE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto KATHERINE GRANT, A SINGLE WOMAN, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT 13, HICKORY GLADE, PHASE I, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6250, PAGE 889, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHAEL P. MULE, A SINGLE MAN, BY WARRANTY DEED FROM SARA E. HARLAN, UNMARRIED, RECORDED DECEMBER 19, 2005 IN INSTRUMENT NO. 20051219-0152094, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2008 PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD IN BOOK 6250, PAGE 888, BOOK 6250, PAGE 889, BOOK 6824, PAGE 929 RERECORDED IN BOOK 6898, PAGE 896, BOOK 6824, PAGE 952, BOOK 6898, PAGE 919, BOOK 6898, PAGE 920, BOOK 6957, PAGE 473, AND BOOK 7959, PAGE 869, BOOK 7384, PAGE 941, BOOK 6796, PAGE 991, AND IN INSTRUMENT 20031223-0182416, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN. TERMS AND PROVISIONS OF BY-LAWS OF RECORD IN BOOK 6878, PAGE 390 AND AMMENDED IN BOOK 10697, PAGE 182, REGISTER'S OFFICE FOR SAID COUNTY. CHARTER OF RECORD IN BOOK 6845, PAGE 780, REGISTER'S OFFICE FOR SAID COUNTY. COMMON AREA CONVEYED IN BOOK 6898, PAGE 921, BOOK 6899, PAGE 562, AND BOOK 7260, PAGE 72, REGISTER'S OFFICE FOR SAID COUNTY.

unimproved ( )
This is improved (X) property, known as 413 Hickory Glade Drive, Antioch, Tennessee 37013
(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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 22nd day of February, 2008.

Michael P. Mule

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael P. Mule, the within named bargainor, 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, this the 22nd day of February, 2008.

Notary Public

My Commission Expires: 5/22/10

(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 22, 2010

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903