Please Return To:
Realty Title & Escrow Company, Inc.
808 North Mt. Juliet Road
Mt. Juliet, TN 37122

Davidson County DEEDWARR
Recvd: 09/03/08 09:37 2 pgs
Fees:13.00 Taxes:425.46
20080903-0090016

Prepared by:
Realty Title & Escrow Company, Inc.
599 Sam Ridley Pkwy West, Suite 107
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD
The actual consideration or value, whichever is greater, for this transfer is $114,990.00

Aisha Hall
Affiant

AMANDA M. CLARK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Subscribed and sworn to before me, this 29th day of August, 2008.

Amanda M Clark
Notary Public
My commission expires: 10-17-2009

04-0807-53280

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Stephen Mullins	Taylor Bean and Whitaker	87-13-0-025
4337 Central Valley Drive	1417 N. Magnolia Street, Mailstop S	
Hermitage TN 37076	Ocala, FL 34475	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Rubenstein Charles and wife, Pamela Charles, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Stephen Mullins, unmarried and Linda Pennington, unmarried, hereinafter called the Grantees, their successors 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. 45, on the Plan of Central Valley Forest, of record in Book 5800, Page 72, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Rubenstein Charles by deed from John D. Bennett and wife, Selene H. Bennett, dated April 29, 1994, recorded May 2, 1994, of record in Book 9328, Page 705, Register's Office for Davidson County, Tennessee.

Pamela Charles, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4337 Central Valley 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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this 29th day of August, 2008.

Rubenstein Charles

Pamela Charles

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rubenstein Charles and Pamela Charles, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Smyrna, TN, this 29th day of August, 2008.

Amanda M Clark

State of Tennessee at Large

My Commission expires 10-17-2009

