(1)

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

Davidson County DEEDWARR
Recvd: 02/24/09 10:28 2 pgs
Fees:13.00 Taxes:366.30
20090224-0016039

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $99,000.00

Bethany Ellis
Affiant

Subscribed and sworn to before me, this 13th day of February, 2009.

Notary Public

My commission expires: My Commission Expires May 24, 2009

(Notary Stamp)

KY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Bethany Ellis	**Mortgage Investors Group 4300 Sidco Dr., Ste. 201 Nashville, TN 37204**	**Map\Parcel: 163-02-0-C-04.00CO**
1382 Rural Hill Road, #107		
Antioch, TN 37013		

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 ACKNOWLEDGE, WE,

Nathan K Mullins and wife, Meghan M. Mullins

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

Bethany Ellis, a single person

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, described as follows:

Being Lot 4, Unit No. 107 as described in the Master Deed and Bylaws for Autumn RidgeTownhomes, a Horizontal Property Regime with Private Elements, of record in Instrument 20060404-0038533, and amended in Instrument No. 20060419-0045063, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said unit. Description taken from Exhibit B of the First Amendment to Master Deed and Bylaws, prepared by R. Scot Cherry, Cherry Land Surveying, Inc., Reg. No. 1512, West Iris Drive, Nashville, Tennessee, 37204.

Being the same property conveyed to Nathan K. Mullins and wife, Meghan M. Mullins by Special Warranty Deed from Newmark Homes, L.P., a Texas Limited Partnership, dated November 30, 2006, of record in Instrument No. 20061204-0149190, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Master Deed contained in an instrument of record in Instrument No. 20060404-0038533, Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Instrument No. 20060404-0038533, Register's Office for DAVIDSON County, Tennessee.
Right of Way to Metropolitan Government of record in Book 9392, Page 520, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Instrument No. 20050509-0052192, Instrument No. 20050509-0052194 and Instrument No. 20050509-0052195, Register's Office for DAVIDSON County, Tennessee.

Strom Water Detention Agreement of record in Instrument No. 20050414-0041609, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions / Master Deed.
Subject to HOA dues, if any.
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 is improved (X) unimproved (____) property known as 1382 Rural Hill Road, #107, Antioch, TN 37013.

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 that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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.

Witness my/our hand(s) this 13 day of February, 2009.

Nathan K Mullins

Meghan M. Mullins

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Nathan K Mullins and Meghan M. Mullins , the within named grantors, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of February, 2009.

KEITH H. SOLOMON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: My Commission Expires May 24, 2009

File #: **09234-KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027