WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/03/09 13:49 2 pgs
Fees:13.00 Taxes:427.35
20090303-0018788

MARIE BRADFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27TH DAY OF FEBRUARY, 2009.

Notary Public

MY COMMISSION EXPIRES: 11-14-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 100 Bluegrass Commons Boulevard, Suite 2110, Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Mullis and Sarah Mullis	Mortgage Investors Group	135-16-B-1CO
(NAME) 408 Flintlock Court	(NAME) 8320 E. Walker Springs Lane	
(ADDRESS) Nashville, TN 37013	(ADDRESS) Knoxville, TN , 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I/WE, **Andrew L. Vincioni and Joyce M. Vincioni**, husband and wife, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Michael Mullis and Sarah Mullis**, husband and wife, 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 Unit No. 1 on the plan of Woodridge at Nashboro Village of record in Instrument No. 20021120-0143949, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Andrew L. Vincioni and Joyce M. Vincioni, husband and wife, by Warranty Deed from Beazer Homes Corp., a Tennessee Corporation, recorded August 24, 2005, in Instrument No. 20050824-0100626, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 408 Flintlock Court, Nashville, 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, 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, has 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.

Witness our hands this ~~27th~~ 26th day of February, 2009.

Andrew L. Vincioni

Joyce M. Vincioni

STATE OF CA
COUNTY OF VENTURA

Personally appeared before me, the undersigned authority, **Andrew L. Vincioni and Joyce M. Vincioni**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this ~~27th~~ 26TH day of February, 2009.

Notary Public

My commission expires: JAN 24, 2013

JAMES WU
COMM. #1829558
NOTARY PUBLIC • CALIFORNIA
VENTURA COUNTY
Comm. Exp. JAN. 24, 2013