File No. 290501252

WARRANTY DEED

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,900.00

Paula W. Estes
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: September 17, 2011.
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20090040779 DEEDWARR
Recvd: 06/18/09 13:10 2 pgs
Fees:13.00 Taxes:495.43
20090618-0056851

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paula W. Estes	Paula W. Estes	Map 053-06-0A Parcel 101.00 CO
(NAME) 304 Parkside Court	(NAME) 304 Parkside Court	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Old Hickory, TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Susan Mullican, married, (formerly known as Susan K. Binkley, unmarried)** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Paula W. Estes, an unmarried woman)**, hereinafter called the grantee, her 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. 101, on the plan of Phase One Waterford, as of record in Plat Book 6900, Page 569, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Susan K. Binkley, an unmarried woman by Warranty Deed from Stacey L. Ragland of record in Instrument 20040312002842 on 03/10/2004 and filed for record on 03/12/2004, Register's Office for Davidson County, Tennessee. The said Susan K. Binkley, now known as Susan Mullican.

This property is subject to: County of Davidson taxes for the year 2009 and subsequent years; Restrictions of record in Book 7463, Page 294, Book 8694, Page 216, Book 8699, Page 462, Book 9530, Page 185, said Register's Office; By-Laws of record in Book 8715, Page 583, Amended in Instrument 20090309-0020515, said Register's Office; Right-of-way Easement of record in Book 2024, Page 225, said Register's Office; Quitclaim Deed to Homeowner's Association as shown of record in Book 8715, Page 590, Book 9393, Page 833, said Register's Office; Charter of Homeowner's Association as shown of record in Book 8711, Page 701, said Register's Office; All matters as set forth per Plat Book 6900, Page 540, Plat Book 6900, Page 569, said Register's Office.

Steve Mullican, spouse of Susan Mullican, hereby joins in this conveyance for the purpose of conveying to the Grantee any and all interest that he may have in said property, including but not limited to the marital interest.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 304 Parkside Court, Old Hickory, TN 37138
(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, her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, her 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 16th day of June, 2009.

Susan Mullican

Steve Mullican

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Susan Mullican and Steve Mullican, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 16th day of June, 2009.

Commission expires: September 17, 2011

Julia A Hirt Notary Public

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
(seal)

File Number: 290501252

RETURN TO:
Cumberland Title
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122