BILL GARRETT, Davidson County
Trans: T20090043073 DEEDWARR
Recvd: 06/29/09 08:15 3 pgs
Fees: 18.00 Taxes: 717.80

20090629-0059856

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$194,000.00**

Affiant

Subscribed and sworn to before me, this the 29th day of May, 2009.

Diana H. Aubin
Notary Public

My commission expires: November 28, 2011
(AFFIX SEAL)

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
John T. Cook, P.C.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Edward F. Mulvey	Sun Trust Mtg Inc.	**Map 143-02-0-C Parcel 016.00**
745 Harpeth Trace Drive	401 Commerce St. Ste 1100	
Nashville, TN 37221	Nashville, TN 37219	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

John C. Caldwell and wife, Nancy L. Rusek

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

Edward F. Mulvey, an unmarried man

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. 16 on the Plan of Harpeth Knoll, a Planned Unit Development, as of record in Book 5200, Page 764, 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 John C. Caldwell and wife, Nancy L. Rusek, by Deed from Madeleine T. Po, unmarried, of record in Instrument No. 20041104-0132932, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

This instrument is being executed on behalf of John C. Caldwell, pursuant to a Power of Attorney executed by same on the 20th day of May, 2009, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This instrument is being executed on behalf of Nancy L. Rusek, pursuant to a Power of Attorney executed by same on the 21st day of May, 2009, of record in Instrument No. _____, Register's Office for Davidson County, Tennessee.

This is improved (__X__) Unimproved (____) property, known as **745 Harpeth Trace Drive, Nashville, TN 37221**

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 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 my/our hand(s) this **29th** day of **May, 2009.**

John C. Caldwell

By: Atty In Fact
Allen DeCuyper, Attorney-In-Fact

Nancy L. Rusek

By: Atty In Fact
Allen DeCuyper, Attorney-In-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **John C. Caldwell**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **John C. Caldwell**, for the purpose therein contained, by signing the name of **John C. Caldwell,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2009.

DIANA AUBIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Diana L. Aubin
Notary Public

My commission expires: Nov 28, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, the within named **Allen DeCuyper**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-in-Fact for **Nancy L. Rusek**, and that he as such Attorney-in-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Nancy L. Rusek**, for the purpose therein contained, by signing the name of **Nancy L. Rusek,** by himself as Attorney-in-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of May, 2009.

DIANA AUDIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

Diana L. Aubin
Notary Public

My commission expires: Nov 28, 2011

I, Dawn D. Chase do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of IN

County of Williamson

Personally appeared before me, Michelle Montague, a notary public for this county and state, Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MICHELLE MARIE MONTAGUE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 20, 2010

MY COMMISSION EXPIRES: 3/20/10.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).