BILL GARRETT, Davidson County
Trans:T20090061663 DEEDWARR
Recvd: 09/08/09 16:25 3 pgs
Fees:17.00 Taxes:0.00
20090908-0084243

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

CERTIFICATION # 00005455

I, Sadie Wade, Register of Deeds, hereby certify this is a true and perfect copy of Instrument Number, 05037738, Book Number, 3650, page(s), 225, recorded in this office as a DEED from SHREIBMAN AMNON (TR) to MULLINS TONYA.

Witness the Official Signature and Seal this 8th day of September 2009.

Sadie Wade, Register

Sue Way

Deputy Register

WILLIAMSON CO. REGISTER OF DEEDS
XVI
AGRICULTURE
COMMERCE
FRANKLIN, TN

Prestige Title

Send Tax Statements To:
NEW OWNER

This Instrument Prepared By:
JOHN G. MITCHELL, III
Attorney at Law
701 North Walnut Street
Murfreesboro, TN 37130

Name and Address of New Owner:
Tonya Mullins
216 Scarlet Ridge Court
Brentwood, TN 37027

Map 181-10-0-A-054.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **AMNON SHREIBMAN, TRUSTEE,** has this day bargained and sold and does hereby transfer and convey unto **TONYA MULLINS, Unmarried,** her heirs and assigns, forever, that certain parcel of real estate located in Davidson County, State of Tennessee, and within the corporate limits of the City of Brentwood, Tennessee, being described as follows, to-wit:

BEING all of Lot 215, on the plan of Autumn Oaks Subdivision, Phase 2, 1st Revision, as shown by plat and survey of same appearing of record in Plat Book 11700, page 65 and 65, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Amnon Shreibman, Trustee, by deed from Lake Forest Homes, Inc., appearing of record in Record Book 2004032900343735, of the Register's Office of Davidson County, Tennessee.

THIS conveyance is made subject to restrictive covenants contained in instrument of record in Instrument No. 200109120099443 and in Instrument No. 200305130064238; Possible Easement for Right of Way/Gulf Interstate Gas of record in Book 2245, page 27; Possible easement for Right of Way/Columbia Gulf Transmission Co. of record in Book 4240, page 667; Possible easement for Water Contract/easement of record in Book 3376, page 239 and in Book 475, page 547; Easement for Sanitary Sewer/Storm Drainage of record in Book 7515, page 298 and in Book 9343, page 196 and 199;HOA Charter in Record Book 200109120099442; Storm Water Detention Agreement of record in Book 7760, page 970; Possible Ingress/Egress to Cemetery of record in Book 261, page 284 and in Book 6704, page 397; and to any and all matters shown on said plat and survey of record in Plat Book 11700, page 65 and 65; all of said Register's Office.

TO HAVE AND TO HOLD said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said **TONYA MULLINS, Unmarried,** her heirs and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said parcel of real estate, and that it has a good right to convey the same and that it is unencumbered, except for the lien of the 2005 real property taxes which have been prorated between the parties and are assumed by the Grantee.

The undersigned further covenants and binds itself, its successors and assigns to forever warrant and defend the title to said real estate to the Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 3rd day of August, 2005.

AMNON SHREIBMAN, TRUSTEE

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared, **Amnon Shreibman, Trustee,** the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he, executed the foregoing instrument (WARRANTY DEED) for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL in LaVergne, Tennessee, this the 3rd day of August, 2005.

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 2/24/09

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $178,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

SWORN to and subscribed before me,
this the 3rd day of August, 2005.

NOTARY PUBLIC
My Commission Expires: 2/24/09

SHERI L. MORGAN NOTARY PUBLIC My Comm. Expires February 24, 2009 AT LARGE RUTHERFORD COUNTY, TN

BK/PG:3650/225-226
05037738

DEED	
08/11/2005	09:25 AM
BATCH	52711
MTG TAX	0.00
TRN TAX	660.45
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	673.45

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS