WARRANTY DEED

HEATHER MOORE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $189,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 9TH DAY OF OCTOBER, 2009.

Notary Public

MY COMMISSION EXPIRES: 7/16/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lauren M. Cooley	Guaranty Trust Co.	Map 172-12O, Group B, Parcel 133.00
(NAME) 2757 Call Hill Road	(NAME) 316 Robert Rose Dr.	
(ADDRESS) Nashville, TN 37211	(ADDRESS) Murfreesboro, TN 37129	
(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, **Joshua Kington Mullenix and wife, Kristin Simms Mullenix**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Lauren M. Cooley, married**, 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, TN, being Lot No. 456 on the Plan of Resubdivision of Lots 456, and 457 Plan of Bradford Hills, Section Seven, of record in Plat Book 7900, page 337, as amended in Book 6050, page 502, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Joshua Kington Mullenix and wife, Kristin Sims Mullenix, by Warranty Deed from Timothy J. Edwards and wife, LaDonna L. Edwards, dated June 29th, 2007 and recorded in Instrument No. 20070702-0078746, 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 X property, known as 2757 Call Hill Road, Nashville, TN 37211

BILL GARRETT, Davidson County
Trans:T20090070187 DEEDWARR
Recvd: 10/15/09 10:56 2 pgs
Fees:13.00 Taxes:702.63
20091015-0095485

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 9th day of October, 2009.

Joshua Kington Mullenix

Kristin Simms Mullenix

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Joshua Kington Mullenix and Kristin Simms Mullenix**, 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 9th day of October, 2009.

Notary Public

My commission expires: _____

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