WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100048898 DEEDWARR
Recvd: 08/09/10 09:24 2 pgs
Fees:13.00 Taxes:887.63

20100809-0062466

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $239,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 3rd day of August, 2010.

Notary Public

MY COMMISSION EXPIRES: 01/09/2012
(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
Larry D. Mullins	New Owner	160-300-4.00
(NAME)	(NAME)	
5218 Regent Drive	9629 Stanfield Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220	Brentwood, TN 37027	
(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, WE, **Steven G. Condurelis, III and Gaye Condurelis**, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Larry D. Mullins,*** 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: *married,

Land in Davidson County, Tennessee, being Lot No. 284 on the Plan of Haileywood Estates, Section VIII of record in Plat Book 2854, page 19, Register's Office for said County.

Said Lot No. 284 fronts 110.0 feet on the northerly margin of Regent Drive and extends back 152.8 feet on the easterly line and 249.3 feet on the westerly line to a dead line in the rear, measuring 131.4 feet thereon.

Being the same property conveyed to Steven G. Condurelis, III and spouse, Gaye Condurelis by Warranty Deed from Stephen Cubine, as Trustee of the Richard Quagliaroli Living Trust Agreement dated May 1, 1996, dated July 25, 1997 and recorded in Book 10555, page 979, 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 5218 Regent Drive, Nashville, TN 37220

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, his heirs and assigns forever; and we do covenant

with the said Grantee 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 Grantee, his 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 **3rd** day of **August, 2010**.

Steven G. Condurelis, III

Gaye Condurelis

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, **Steven G. Condurelis, III and Gaye Condurelis**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **3rd** day of **August, 2010**.

Notary Public

My commission expires:
3/18/14

DAWN D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY