BOX 10-A

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100057686 DEEDWARR
Recvd: 09/14/10 10:35 2 pgs
Fees:13.00 Taxes:1143.30
20100914-0073011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $309,000.00

Amy Adams Gowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY, TENN. My Commission Expires OCT 21, 2013

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Mullens	New Owner	
(NAME) 4400 Belmont Park Terrace, #114	(NAME)	131-3A-114
(ADDRESS) Nashville, TN 37215	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE, **FRANK HUNTER DIAL, UNMARRIED, SAMUEL TASKER DIAL, TRUSTEE OF THE FRANK H. DIAL REVOCABLE LIVING TRUST DATED DECEMBER 11, 2007 AND KATHLEEN W. DIAL, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DAVID MULLENS, AS TO AN UNDIVIDED ½ INTEREST AND BETTY MULLENS, AS TO AN UNDIVIDED ½ INTEREST, AS TENANTS IN COMMON,** 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 Building Site No. 114 and Carport Parcel No. 114-A, on the Plan of Arden Place. Section One, as of record in Book 4675, page 29, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Frank Hunter Dial, and wife, Kathleen W. Dial, by deed from John D. Lentz, unmarried, of record in Book 5125, page 131, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to The Frank H. Dial Revocable Living Trust, of record as Instrument No. 20080909-0092355, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2010 real property taxes; (b) all matters appearing on the plan of record in Book 4675, page 29, said Register's Office; (c) Master Deed establishing a Horizontal Property Regime of Arden Place, of record in Book 4754, page 455, as amended in Instrument No. 20070816-0098235, said Register's Office; and (d) Declaration of Boundary Line of record in Book 8813, page 398, Register's Office of said County.

Frank Hunter Dial joins in this conveyance for the purpose of conveying any interest that he may have in said land.

unimproved ☐

This is improved ☒ property, known as 4400 Belmont Park Terrace, #114, Nashville, TN 37215

(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 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, 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 our hands this 10th day of September, 2010.

Samuel Tasker Dial, Trustee

Frank Hunter Dial, Individually

By: Sam T. Dial, Attorney in Fact
Sam T. Dial, Attorney in Fact

Kathleen W. Dial

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kathleen W. Dial, the bargainor, 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 and official seal at Nashville, Tennessee this 8th day of September, 2010.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Samuel Tasker Dial, Trustee, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2010.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Sam T. Dial, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Frank Hunter Dial, and who acknowledged that she executed the same as the free act and deed of Sam T. Dial.

Witness my hand and official seal at Nashville, Tennessee this 10th day of September, 2010.

AMY ADAMS GOWAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 22, 2010

Amy Adams Gowan Notary Public