WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110013209 DEEDWARR
Recvd: 03/04/11 11:26 2 pgs
Fees:13.00 Taxes:647.50
20110304-0017543

AMY CROWE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of February, 2011.

Notary Public

MY COMMISSION EXPIRES: 8-4-14

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 5107 Maryland Way, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
William R. Mullis	SunTrust Mortgage	172150A12500
(NAME)	(NAME)	
904 Kabde Circle	401 Commerce St, Ste. 1600	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37219	
(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(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James E. Harvey and wife, Constance O. Harvey**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **William R. Mullis and wife, Anita L. Mullis**, hereinafter called the GRANTEE(S), their heirs and/or 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 Lot No. 103 on the Plan of Holt Woods, Section Eight, of record in Plat Book 9700, Page 96, 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 James E. Harvey and wife, Constance O. Harvey by Deed from Claridge Builders Co. LLC, dated 03/27/1997 and filed for record on 03/31/1997 in Book 10396, Page 61, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All matters as set forth per Plat Book 7900, Page 668, Plat Book 9700, Page 96, said Register's Office.

Declaration of Covenants, Conditions and Restrictions of record in Book 9933, Page 153 and as amended in Book 9570, Page 22, said Register's Office. By-Laws of record in Book 9570, Page 13, said Register's Office.

Stormwater Detention Agreement of record in Book 8497, Page 458, said Register's Office.

Stormwater Detention Agreement of record in Book 9771, Page 555, said Register's Office.

Charter of the Homeowner's Association of record in Book 9570, Page 5, said Register's Office.

Quitclaim Deed to The Homeowner's Association of record in Instrument No. 20020807-0095356, said Register's Office.

Taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 904 KABLE Circle, NASHVILLE, TN 37211
(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 GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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(S), their heirs and/or 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 28th day of February, 2011.

James E. Harvey

Constance O. Harvey

State of Tennessee
County of Williamson

Personally appeared before me James E. Harvey and Constance O. Harvey, with whom I am personally acquainted, and who acknowledged that he/she/they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 28th day of February, 2011.

Notary Public
My Commission Expires: 11/10/13

WILLIAMSON COUNTY
THOMAS SIDWELL
NOTARY PUBLIC
STATE OF TENNESSEE

RETURN TO:
Stewart Title Company Tennessee Division
5107 Maryland Way
Brentwood, TN 37027