WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110037617 DEEDWARR
Recvd: 06/23/11 09:30 2 pgs
Fees: 13.00 Taxes: 370.00
20110623-0048143

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th day of June, 2011.

Notary Public

MY COMMISSION EXPIRES: June 20, 2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 1604 Westgate Circle, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Teresa Kaye Clark	Freedom Mortgage Corporation	13408004300
(NAME)	(NAME)	
438 Ezell Pike	907 Pleasant Valley Ave, Ste 3	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Mount Laurel, NJ 08054	
(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, **Pamela Louise Roth and Thomas Marshall Mullis**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Teresa Kaye Clark, married**, 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 all of Lot No. 5, on the plan of Bowood Heights, of record in Plat Book 2331, Page 47, Register's Office for 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 Marshall E. Mullis and wife, Nancy D. Mullis by Deed from Richard G. Hunter and wife, Dorothy C. Hunter, dated 05/21/1968 and filed for record on 06/04/1968 in Book 4240, Page 17, Register's Office for Davidson County, Tennessee. The said Marshall E. Mullis died on February 22, 1993, leaving Nancy D. Mullis the sole surviving tenant by the entirety. The said Nancy Louise Mullis died testate on 04/08/2009 devising subject property to Pamela Louise Roth and Thomas Marshall Mullis as evidenced by the Last Will and Testament of Nancy Louise Mullis filed in Document No 09P1614, in the Probate Court Clerk's Office for Davidson County, Tennessee.

This conveyance is subject to:
All matters as set forth per Book 2331, Page 47, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4986, Page 248, said Register's Office.

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 440 Ezell Pike, Nashville, TN 37217
(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 9 day of June, 2011.

Pamela Louise Roth

Thomas Marshall Mullis

State of Tennessee
County of Williamson

Personally appeared before me Pamela Louise Roth and Thomas Marshall Mullis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 9th day of June, 2011.

Notary Public

My Commission Expires: June 20, 2011

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
1604 Westgate Circle
Brentwood, TN 37027