BILL GARRETT, Davidson County
Trans:T20120019289 DEEDWARR
Recvd: 03/16/12 12:42 4 pgs
Fees:23.00 Taxes:580.90
20120316-0022723

This instrument prepared by:
Mark A. Ellmore, Attorney at Law
1909 Lebanon Pike
Nashville, Tennessee 37210

Address of New Owner:
Christopher Ryan Knight
447 Brewer Drive
Nashville, TN 37211

Send tax bill to:
SAME

Map/Parcel Numbers:
161-07-0-057.00

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **William M. Mullins, Administrator of The Estate of Betty Ruth Mullins and all the heirs at law** (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Christopher Ryan Knight and Annika Frykholm, as tenants in common with right of survivorship** (the "Grantees"), their successors and assigns, all of Grantor's right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described hereto and incorporated herein by reference, and all improvements, and appurtenances, hereditaments, development rights, privileges and easements belonging thereon (the "Property").

LAND in the 6th Civil District of Davidson County, Tennessee, being Lot No. 14 on the Plan of Kingswood Park Subdivision as of record in Book 2900, Page 70, said Register's Office.
Said Lot No. 14 fronts 132.2 feet on the southwesterly side of Brewer Drive and extends back 335.35 feet on the northwesterly line and 363.9 feet along a broken line between Lot 14 and Lots 12 and 13, to a line in the rear on which it measures 52.3 feet.

BEING the same property conveyed to William B. Mullins and wife, Betty R. Mullins by Warranty Deed dated September 21, 1961, from James E. Adams, filed of record in Book 3282, Page 487, Register's Office for Davidson County, Tennessee. The said William B. Mullins and Betty R. Mullins both now being deceased.

Property known as 447 Brewer Drive, Nashville, TN 37211.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any way appertaining to Grantees, its beneficiaries, forever in fee simple.

Grantors further covenant that Grantors are the lawfully seized and possessed of said real estate, have full and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by the Grantees, Register's Office of Davidson County, Tennessee.

IN WITNESS WHEREOF, this conveyance has been executed on the 29th day of February, 2012.

William M. Mullins Administrator
William M. Mullins, Administrator

William M. Mullins Heir at Law
William M. Mullins, Heir at Law

Jeffrey W. Mullins Heir at Law by William M. Mullins as Attorney in fact
Jeffrey W. Mullins, Heir at Law by William M. Mullins, as Attorney-in-fact

Terri Mullins Hall Heir at Law by William M. Mullins as Attorney in fact
Terri Mullins Hall, Heir at Law by William M. Mullins, as Attorney-in-fact

Amanda Brooke Mullins Heir at Law by William M. Mullins as Attorney in fact
Amanda Brooke Mullins, Heir at Law by William M. Mullins, as Attorney-in-fact

William Alan Mullins, Heir at Law by Connie Mullins as Guardian
William Alan Mullins, Heir at Law by Connie Mullins, as Guardian

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **William M. Mullins, heir at law,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public at Large
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **William M. Mullins, as Administrator of the Estate of Betty Ruth Mullins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.

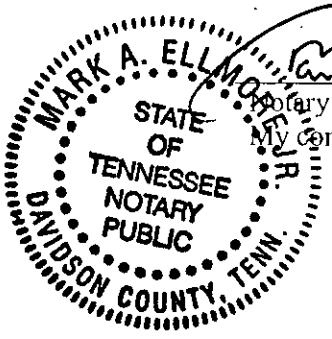
MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Notary Public at Large
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2012, before me personally appeared **William M. Mullins**, to me known to be the person who executed the foregoing instrument in behalf of **Jeffrey W. Mullins, heir at law,** and acknowledged that he executed the same as the free act and deed of said **Jeffrey W. Mullins.**

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.

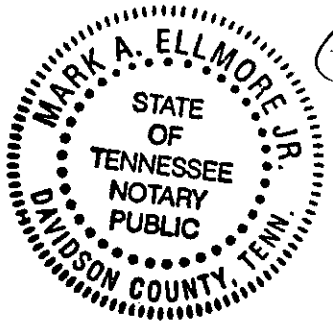


Notary Public AT LARGE
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2012, before me personally appeared **William M. Mullins**, to me known to be the person who executed the foregoing instrument in behalf of **Terri Mullins Hall, heir at law**, and acknowledged that he executed the same as the free act and deed of said **Terri Mullins Hall**.

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.

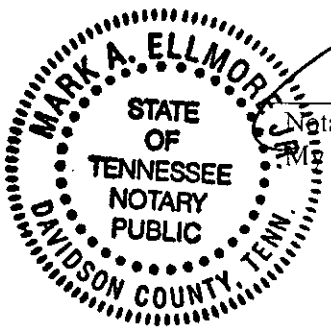


Notary Public AT LARGE
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of February, 2012, before me personally appeared **William M. Mullins**, to me known to be the person who executed the foregoing instrument in behalf of **Amanda Brooke Mullins, heir at law,** and acknowledged that he executed the same as the free act and deed of said Amanda Brooke Mullins.

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.

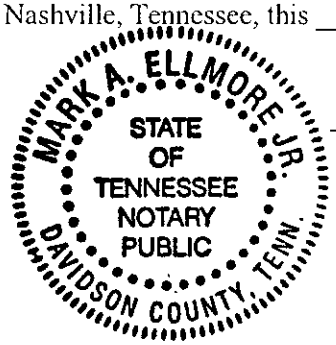


Notary Public AT LARGE
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, **Connie Mullins, Guardian for William Alan Mullins (a minor) heir at law,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands, in Nashville, Tennessee, this 29th day of February, 2012.



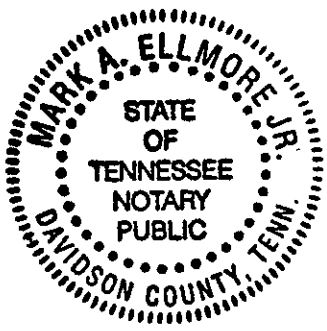
Notary Public AT LARGE
My commission expires: 3-3-14

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby affirm that the actual consideration for this transfer or value of property (whichever is greater) is $157,000.00.

Affiant

Subscribed and sworn to before me, this 29th day of February, 2012.



Notary Public
My commission expires: 3-3-14