WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $577,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES: March 8, 2014

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20130000175 DEEDWARR
Recvd: 01/02/13 11:12 2 pgs
Fees:13.00 Taxes:2136.75
20130102-0000288

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

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
John W Mullen	New Owner	
(NAME)	(NAME)	
110 The Commons Drive		131010G00700CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, I, **JOHN MICHAEL KIOSCHOS JR.**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOHN W. MULLEN AND MARJORIE T. MULLEN, HUSBAND AND WIFE,** 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 Lot 7, PLAN OF THE COMMONS, as shown on plat of record in Plat Book 6250, Page 527, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Peter R. Kaplan, unmarried to John M. Kioschos, unmarried as recorded on the 30th day of March, 2005 in Instrument No. 20050330-0034532 and Quitclaim Deed from Amy Elizabeth Page to John Michael Kioschos, Jr. as recorded on the 13th day of December, 2005 in Instrument No. 20051213-0149793, in the Register's Office of Davidson County, Tennessee. John M. Kiochos and John Michael Kiochos, Jr. is one and the same person.

Rebekah Kiochos, wife, of John Michael Kiochos, Jr. joins in the execution of this instrument for the purpose of relinquishing all of her rights, title and interest she has in and to subject property.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 110 The Commons Drive, 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 my hand this 28th day of December, 2012.

John Michael Kioschos Jr. by Anne C. Martin Attorney in Fact
John Michael Kioschos Jr.
By: Anne C. Martin, his attorney in Fact

Rebekah Kioschos
Rebekah Kioschos

STATE OF TENNESSEE
COUNTY OF Davidson

On this 31st day of December, 2012, before me personally appeared Anne C. Martin, 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 John Michael Kioschos, Jr. pursuant to a Specific Power of Attorney dated December 17, 2012 and filed of record in Instrument No. 20120102000287, in the Register's for Davidson County, Tennessee, and further acknowledged that he executed the same as the free act and deed of John Michael Kioschos, Jr, as his/her attorney in fact.

Witness my hand and official seal at Nashville, Tennessee this 31st, day of December, 2012

Commission expires: 9/21/2015

Connie Taylor
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

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 Rebekah Kiochos , the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 18th, day of December, 2012

Commission expires:
9/21/2015

Connie Taylor
Notary Public

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER