WARRANTY DEED

Please Record and Return To:
Signature Title Services, LLC
505 East Main Street
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20130001957 DEEDWARR
Recvd: 01/08/13 10:32 2 pgs
Fees:13.00 Taxes:592.00

20130108-0002353

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF DECEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

MELISSA ANN TCHKO-TUMACA NOTARY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN My Comm. Expires August 20, 2014

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Paula Melissa Padilla	Same	176-05-0-A-071.00 CO
(NAME)	(NAME)	
5337 Sunnyvale Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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, **Angelino Mulzer, unmarried,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Paula Melissa Padilla, an unmarried woman,** HEREINAFTER CALLED THE GRANTEE, HIS/ HER 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 No. 300 on the Plan of Hickory Woods Estates, Section "C", of record in Plat Book 6900, pages 885-887, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Julie A. Reasonover and Angelino A. Mulzer, both unmarried, as tenants in common with the right of survivorship, by Warranty Deed from James J. Reese, Jr., married, dated May 11, 2006, of record in Instrument No. 20060512-0055857, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Julie A. Mulzer and husband, Angelino A. Mulzer, by Quitclaim Deed from Julie A. Mulzer, formerly known as Julie A. Reasonover, and husband, Angelino A. Mulzer, dated June 25, 2010, of record in Instrument No. 20100701-0051446, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Angelino Mulzer by Quitclaim Deed from Julie A. Mulzer and husband, Angelino A. Mulzer, dated February 17, 2011, of record in Instrument No. 20110301-0016490, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2012, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; all matters appearing on the Plan of record in Plat Book 6900, page 884 (boundary plat) and Plat Book 6900, pages 885-887; Restrictions of record in Book 9678, page 187; Book 9764, page 44; Book 11180, page 802; Instrument No. 20010614-0062709; Instrument No. 20010614-0062710; Instrument No. 20011015-0111957 and Instrument No. 20031010-0150800; By-Laws of record in Book 7932, page 648 and Instrument No. 20001207-0120450; Articles of Incorporation/ Charter of record in Book 7857, page 87; Book 7876, page 67 and Book 9680, page 319; Easement for sanitary sewers and/or storm drainage of record in Book 7145, page 614 and Book 9790, page 311; Easement for sanitary sewers of record in Book 4435, page 20; Quitclaim Deed to Homeowners Association for open space of record in Book 9786, page 923; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 5337 Sunnyvale Drive, Antioch, TN 37013

(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 26th day of December, 2012.

Angelino Mulzer 12/26/12

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Angelino Mulzer, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 26th day of December, 2012.

Notary Public

My Commission Expires: