BILL GARRETT, Davidson County
Trans:T20130021455 DEEDWARR
Recvd: 03/15/13 12:52 2 pgs
Fees:13.00 Taxes:391.83
20130315-0026054

	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $105,900.00. Affiant Subscribed and sworn to before me, this 11th day of March, 2013. Notary Public My commission expires: 12/23/14
(Notary Stamp)	

JULIE BERRYMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES: DECEMBER 23, 2014

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Brenton Robar	**United Wholesale Mortgage**	**Map\Parcel: 03316006500**
1245 N. Graycroft Avenue	**PO Box 5914**	
Madison, TN 37115	**Santa Rosa, CA 95402**	

FOR AND IN 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 ACKNOWLEDGE, WE,

Franklin D. Mull, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Brenton Robar, _____

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 No. 36 on the Plan of Section I, Primrose Meadows of record in Plat Book 4675, Page 18, in the Register's Office for Davidson County, Tennessee, together with a perpetual easement for egress, ingress and regress over and upon that portion of the driveway for said Lot No. 36 which is constructed on the easterly line of Lot No. 35, being 0.9 feet x 91.25 feet, more or less.

Being the same property conveyed to Franklin D. Mull, unmarried by Deed from Cherokee Mortgage Corporation, a Tennessee corporation of record in Book 5061, page 979, Register's Office for Davidson County, Tennessee, dated August 16, 1976 recorded on August 25, 1976.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved **(X)** unimproved ( ) property known as 1245 N. Graycroft Avenue Madison, TN 37115.

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 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/our hand(s) this 11th day of March, 2013.

Franklin D. Mull

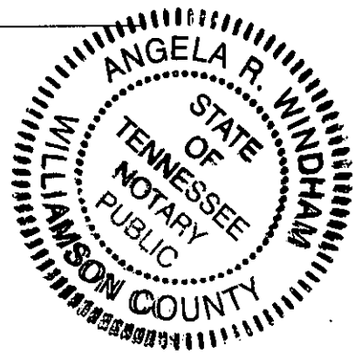
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, Franklin D. Mull the within named grantor, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who acknowledged that he executed this instrument for the purposes therein contained.

Witness my hand, at office, this 11th day of March, 2013.

Notary Public

My Commission Expires: 4.25.16



File #: **130056AW**
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027