FOR OFFICIAL USE	STATE OF TENNESSEE COUNTY OF **Davidson** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$52,500.00.** Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS **March 28, 2013.** Notary Public MY COMMISSION EXPIRES: (AFFIX SEAL)

BRIAN D. MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130028535 DEEDWARR
Recvd: 04/08/13 15:04 3 pgs
Fees:18.00 Taxes:194.25
20130408-0034669

This Instrument Prepared By and Return To:

FOUR STAR TITLE LLC

2508 North Mt. Juliet Road, Mt. Juliet, TN 37122
File #**13-0112**

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tom Stevens	Tom Stevens	**075060A05100CO**
(NAME) **374 Monaco Drive**	(NAME) 1743 John Lee Lane	
(ADDRESS) **Hermitage,TN 37076**	(ADDRESS) Murfreesboro, TN 37129	
(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, WE, **Brian Mullins, married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Thomas Stevens and wife, Melissa Stevens,** 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:

Unit A of Lot 26 of Phase 2, of hermitage Villa Condominiums as shown by the Master Deed and By-Laws of hermitage Village condominiums, of record in Book 6623, Page 595, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description of said unit, together with an undivided interest in common elements for Hermitage Villa Condominiums appurtenant to said unit as defined in the said Master Deed and By-Laws for Hermitage Villa Condominiums.

Being the same property conveyed to Brian Mullins, married by Tennessee Special Warranty Deed from CitiFinancial Inc., a Tennessee corporation by Mason Legendre in his/her capacity as Vice President for Olympus Asset Management, Attorney in Fact for and on behalf of CitiFinancial Inc. A Tennessee Corporation, recorded on February 8, 2010 in Instrument No. 20100208-0009721, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all bylaws, covenants, zoning regulations, building restrictions and setback lines, if any, and easement and rights for public utilities, applicable to this property; and taxes for the current year which have been prorated and paid by the Grantor(s) herein.

unimproved ☐
This is improved ☒ property, known as **374 Monaco Drive, Hermitage, TN 37076**
(House Number) (Street) (City, State) (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.

IN WITNESS WHEREOF, this instrument has been executed on this the **28th** day of **March, 2013**.

Brian Mullins

EVIE MULLINS

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Brian Mullins**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

AND EVIE MULLINS (SEE ATTACHED)

Witness my hand and official seal on this the **28th** day of **March, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

HUGH B. SHOULDERS JR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

STATE OF **TENNESSEE**
COUNTY OF **Davidson**

Before me, the undersigned Notary, in and for said county and state, personally appeared the within named **Evie Mullins**, with whom I am personally acquainted, or proved on the basis of satisfactory evidence, and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this the **28th** day of **March, 2013**.

NOTARY PUBLIC

My Commission Expires: 7/14/2013

