24935-8

Box 14

**Prepared By & Return To:**
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 100
Brentwood, TN 37027
13-0352

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $173,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 1st/6th day of May, 2013

Notary Public
Commission Expires: 11-15-15

DIANA AUBIN NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY, TENN.

| Address of New Owner | Send Tax Bills To: | Map & Parcel |
|---|---|---|
| Austin Mullins<br>4810 Wales Court<br>Nashville, TN 37211 | Sumner Bank & Trust<br>967 A Grassland Place<br>Gallatin, TN 37066 | 147-08-0-080.00 |

# WARRANTY DEED

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 ACKNOWLEDGED, I/WE,

**Nathan Matthew Zipper and wife, Katie Mathews Zipper**

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**Austin Mullins,** single man

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 Number 16, on the Plan of Cathey Heights, Section One, of record in Book 2854, Page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

BEING the same property conveyed to Nathan Matthew Zipper and wife, Katie Mathews Zipper, by Warranty Deed from James J. Reese, Jr., dated 4/18/11 and recorded 4/21/11 in Instrument No. 20110421-0030688, in the Register's Office of Davidson County, Tennessee.

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.

The foregoing legal description is the same as contained in the resource of title shown above.

This is improved property known as: 4810 Wales Court, Nashville, TN 37211.

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 so 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20130039408 DEEDWARR
Recvd: 05/10/13 14:12 2 pgs
Fees:13.00 Taxes:640.10

20130510-0047663

Dated this the 6th day of May, 2013.

Nathan Matthew Zipper

Katie Mathews Zipper

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Nathan Matthew Zipper and wife, Katie Mathews Zipper** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 6th day of May, 2013.

CAROL T BAKER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

(Notary Seal)

Notary Public
My Commission Expires: 3/21/17