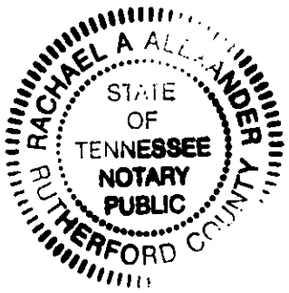
# WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd day of July, 2013

Rachael A. Alexander
Notary Public:

MY COMMISSION EXPIRES: 05/20/17
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Matthew R. Thackston | First Community Mortgage, Inc. | Parcel ID: |
| 1409 Winthorne Dr. | 275 Robert Rose Drive | 12009010400 |
| Nashville, TN 37217 | Murfreesboro, TN 37129 | |

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, we

**Karen L. Mullins fka Karen L. MacLeod and Cameron L. Mullins, II, Devisees under the Will of Delores A. Mullins**

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

**Matthew R. Thackston and Elizabeth Thackston, 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 No. 5A-68 on the Plan of Glengarry Park, Section Five-A, as of record in Book 3300, Page 58, Register's Office for said County.

Said Lot No. 5A-68 fronts 89 feet on the northwesterly side of Finley Drive and extends back 220.4 feet on the northeasterly line and 224.3 feet on the southwesterly line, to a dead line in the rear, which is a broken line on which it measures 106 feet.

Being the same property conveyed to Cameron L. Mullins and wife, Delores A. Mullins by deed from Atlas Construction Company, a Tennessee Corporation, of record in Book 3805, Page 213, said Register's Office. The said Cameron L. Mullins died February 23, 2001, and title vested in Delores A. Mullins as surviving tenant by the entirety. The said Delores A. Mullins died testate on March 31, 2008, and the Estate was admitted to Probate as Probate No. 08P782, of record in Probate Court of Davidson County, Tennessee.

This conveyance is subject to Restrictions and By-Laws of record in Book 2743, Page 231; Book 3196, Page 148; and Book 3377, Page 567, said Register's Office.

This conveyance is made subject to: (1) 2013 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3300, Page 58, said Register's Office; (3) Deed to Metro of record in Book 3674, Page 43, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

Karen L. Mullins and Karen L. McLeod being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved ( X ) property, known as 1409 Winthorne Dr., Nashville, TN 37217

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.

BILL GARRETT, Davidson County
Trans:T20130061506 DEEDWARR
Recvd: 07/18/13 15:31 2 pgs
Fees:13.00 Taxes:647.50
20130718-0074645

Witness our hands this 3rd day of July, 2013.

Karen L. Mullins

Karen L. Mullins

Cameron L. Mullins II

Cameron L. Mullins, II

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 Karen L. Mullins and Cameron L. Mullins, II, 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 Nashville, Tennessee, this 3rd day of July, 2013.

My Commission Expires: 8/23/16

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.