WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130083789 DEEDWARR
Recvd: 09/27/13 11:49 3 pgs
Fees:18.00 Taxes:463.24

20130927-0101820

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $125,200.00

Sharon A. Mullins
AFFIANT

SUBSCRIBED AND SWORN TO MEFORE ME.

Sharon Angel
NOTARY PUBLIC

STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES 6-18-17

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
AFTER RECORDING RETURN TO:
Robert O. Mullins,540 Saint Paul Drive, Hermitage, TN 37076
file # 13-MULLINS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO If left blank please use the address of the new owner	MAP-PARCEL
Sharon A. Mullins and Robert O. Mullins, and Dorothy H. Mullins	SAME	07508009700
540 Saint Paul Drive		
Hermitage, TN 37076		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DOROTHY H. MULLINS AND JEFFREY T. MULLINS

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

SHARON A. MULLINS , A 65% INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP AND ROBERT O. MULLINS, A 25% INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP AND DOROTHY H. MULLINS, A 10% INTEREST, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 540 Saint Paul Drive, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs and/or 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 our hand on the 26 day of September, 2013

Dorothy H. Mullins by Jeffrey T. Mullins her attorney in fact

Jeffrey T. Mullins

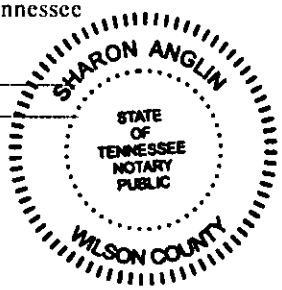
file # 13-MULLINS

STATE OF TENNESSEE
COUNTY OF Wilson

On the 26 day of Sept, 2013, before me personally appeared Jeffrey T. Mullins to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Dorothy H. Mullins and acknowledged that he executed the same as the free act and deed of said Dorothy H. Mullins.

Witness my hand and official seal at Hermitage, Tennessee

Notary Public Sharon Anglin
My Commission Expires: 6-18-17

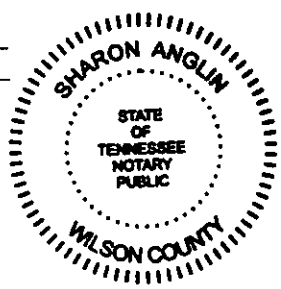


STATE OF TENNESSEE.
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jeffrey T. Mullins, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage, Tennessee, this On the 26 day of Sept, 2013.

Notary Public Sharon Anglin
My Commission Expires: 6-18-17



file # 13-MULLINS

13-MULLINS

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot No. 421 on the Plan of Tulip Grove, Section Six, as of record in Plat. Book 4460, Page 19, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof

Being the same property conveyed to Dorothy H. Mullins and Jeffrey T. Mullins from Robbie L. Raney by Deed dated 10/23/09 in instrument number 20091023-0097979, Register's Office for said County.

This instrument is being executed in behalf of Dorothy H. Mullins by Jeffrey T. Mullins pursuant to a power of attorney executed by the same on the 08/21/2013, and being filed for in Instrument # 20130927-0104818. Register's Office for Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (1) all applicable zoning ordinances (2) utility, sewer, drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.