WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130101425 DEEDWARR
Recvd: 12/03/13 12:53 2 pgs
Fees:13.00 Taxes:573.13
20131203-0123032

BRITTANY GOINS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $154,900.00

Jennifer Cowell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14TH DAY OF NOVEMBER, 2013.

Notary Public

MY COMMISSION EXPIRES: 4-17-17
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Idayat Balogun	First Bank	150-14-A-99.00
(NAME)	(NAME)	
4117 Pleasant Colony Drive	6131 Shallowford Road, Ste. 102	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Chattanooga, TN 37421	
(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, I, Adam C. Mulzer, an unmarried man, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Idayat Balogun, married woman, 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:

Property commonly known as 4117 Pleasant Colony Drive, Antioch, TN 37013
County of Davidson

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. 716 on the Plan of Calumet Phase Seven of record in Plat Book 9700, Page 628, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Adam C. Mulzer and Rosalinda Mulzer, husband and wife, by deed of record in Instrument Number 20061026-0132663, Register's Office for Davidson County, Tennessee. Rosalinda Mulzer died on 09/26/08 hereby leaving property solely vested in Adam C. Mulzer.

Subject to all matters as shown on Plan of Calumet Phase Seven of record in Plat Book 9700, Page 628, Register's Office for Davidson County, Tennessee. Covenants of record in Book 7566, Page 664 and Book 10848, Page 873, Register's Office for Davidson County, Tennessee. Stormwater Detention Agreement of record in Book 10835, Page 421, Register's Office for Davidson County Tennessee. Subject to all matters on plat of record in Book 9700, Page 628, Register's Office for Davidson County, Tennessee. Subject to all matters on boundary plat of record in Book 6900, Page 649, Register's Office for Davidson County, Tennessee. Charter of Calumet HOA of record in Book 7572, Page 594 and Book 7682, Page 564, Register's Office for Davidson County, Tennessee. Deed to Calumet HOA of record in Book 7570, Page 216, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 4117 Pleasant Colony Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal 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.

Witness my hand this 14th day of November, 2013.

Adam C. Mulzer

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Adam C. Mulzer, 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 Franklin, Tennessee this 14th day of November, 2013.

Commission expires: 7-30-17

Notary Public