WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/14 13:51 3 pgs
Fees:18.00 Taxes:653.05
20140102-0000375

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Mary Brunner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF Dec, 20 13

K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

K Cloyd
Notary Public

MY COMMISSION EXPIRES: 7-5-16

MST 2013-1161 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debra L. Mullins	Capital BANK NA	098-01-0-110.00
(NAME) 5704 St Charles Court	(NAME) 12195 Metro Pkwy Ste 2	
(ADDRESS) Hermitage, TN37076	(ADDRESS) Ft Meyers, FL 33966	
(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, **John K. Kimery, Trustee for the Joyce L. Galbreath Revocable Living Trust, Dtd. 9-2-04,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debra L. Mullins unmarried,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Final Plat of St. Charles Place, of record in Plat Book 5200, Page 692, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Lillian N. Honeycutt by Warranty Deed from Charles G. Johnson and wife, Rita J. Johnson, of record at Instrument No. 20040517-0057501, Register's Office for Davidson County, Tennessee, dated May 13, 2004 and recorded on May 17, 2004; and

Being the same property conveyed to John K. Kimery, Trustee for the Joyce L. Galbreath Revocable Living Trust, Dtd. 9-2-04 by Quitclaim Deed from Lillian N. Honeycutt, an unmarried person, of record at Instrument No. 20051027-0129890, Register's Office for Davidson County, Tennessee, dated October 27, 2005 and recorded on October 27, 2005.

This property is known as 5704 St. Charles Court, Hermitage TN 37076

The following is for informational purposes only:

Property Address: **5704 St. Charles Court**

St. Charles Place, Lot # 2

Davidson County, TN

098-01-0-110.00

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable,

This property, known as 5704 St Charles Court, Hermitage, TN 37076
(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/our hand(s) this 30th DAY OF Dec., 2013.

John K. Kimery, ~~Trustee~~ for the Joyce L. Galbreath Revocable Living Trust, Dtd. 9-2-04

BY: _____

John K. Kimery, Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public, and for State and County, personally appeared John K. Kimery, Trustee for the Joyce L. Galbreath Revocable Living Trust, Dtd. 9/2/04, with named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged the he executed the foregoing instrument of behalf of and Trustee for The Joyce L. Galbreath Revocable Living Trust, Dtd. 9/2/04, for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee this 30th day of December, 2013.

_____
Notary Public

NOTARY PUBLIC STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

9/5/14

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 7-5-16

