WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140000772 DEEDWARR
Recvd: 01/06/14 08:57 2 pgs
Fees: 13.00 Taxes: 462.50
20140106-0000979

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY TENN.

STATE OF TENNESSEE
COUNTY OF Sumner
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 31st day of December, 2013

Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow Series, LLC, 9175 Carothers Parkway, Suite 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Zachary W. Swindle	Churchill Mortgage	053-16-0-271.00
(NAME) 732 Stone Hedge Drive	(NAME) 761 Old Hickory Blvd Ste. 400	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Brentwood, TN 37027	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, **Bryan T. Mullican, a married man**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Zachary W. Swindle, an unmarried man**, hereinafter called the Grantee, heir 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. 17, on the Plan of Stone Hedge Subdivision, Section Four, of record in Plat Book 9700, page 265, amended in Book 10159, page 42, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Bryan T. Mullican, married by Warranty Deed from Jonathan Fredericks and wife, Dana M. Fredericks dated June 26, 2008, of record in Instrument No. 20080630-0066965, Register's Office for Davidson County, Tennessee.

Erin Mullican, wife of Bryan T. Mullican hereby joins in this conveyance for the sole purpose of conveying any and all right, title and interest she may have in and to the subject property by reason of her marital status or otherwise.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved X property, known as 732 Stone Hedge Drive, Old Hickory, TN 37138

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, has 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 our hands this **31st** day of **December, 2013**

Bryan T. Mullican

Bryan T. Mullican

Erin J. Mullican

Erin Mullican

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON

Personally appeared before me, the undersigned authority, **Bryan T. Mullican and Erin Mullican**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **31st** day of **December, 2013**

Notary Public

My commission expires

ROBBIN TEASLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY