BILL GARRETT, Davidson County
Trans:T20140015674 DEEDWARR
Recvd: 03/07/14 10:30 2 pgs
Fees:13.00 Taxes:1191.40
20140307-0019295

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 14020141

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $322,000.00.

Affiant

Subscribed and sworn to before me, this 28th day of February, 2014.

Notary Public
My Commission Expires: 3/18/14

WILLIAMSON COUNTY NOTARY PUBLIC STATE OF TENNESSEE DAWN D. CHASE

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
David R. Densmore 2010 White Ave Nashville TN 37204	New Owner	Tax Parcel ID No. 10510033500

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Matt Mulder and Samantha Mulder.** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **David R. Densmore**, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being the South 10 feet of Lot 2 and the North 30 feet of Lot 3, Block 17, on the Plan of Yarbrough's Subdivision of Woodland, of record in Book 161, Page 87, Register's Office for said County. Said parts of said Lots adjoin and front together 40 feet on the East margin of White Avenue and extend back 167 1/2 feet between parallel lines to a line in the rear measuring 40 feet thereon.

Being the same property conveyed to Matt Mulder and wife, Samantha Mulder by Warranty Deed from Mary B. Solano, unmarried and Bonnie Baker, unmarried, recorded on the 15th day of July, 2008 in Instrument No. 20080715-0072542, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of YARBROUGH'S SUBDIVISION OF WOODLAND, as recorded in Plat Book 161, Page(s) 87, Plat Book 57, Page 148 and Plat Book 161, Page 104.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

Encroachment as disclosed by the Davidson County Tax Assessor's Map.

Matters as disclosed by Mortgage Loan Inspection by John Kohl and Company, P.C. dated on May 8, 2000, shows a small portion of gravel drive encroaching onto adjoining property as shown in Warranty Deed recorded at Instrument No. 200005160049203.

This is improved property located at 2010 White Ave Nashville TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th day of February, 2014.

Matt Mulder

Samantha Mulder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Matt Mulder and Samantha Mulder, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of February, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 9, 2014