WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140020179 DEEDWARR
Recvd: 03/26/14 12:16 4 pgs
Fees: 23.00 Taxes: 1184.00
20140326-0024830

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF MARCH, 2014.

Notary Public

MY COMMISSION EXPIRES: 7-6-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
MICHAEL J. PHILBIN, P.C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dale T. Reifschneider Larney R. Wilson Jr.	NEW OWNER	131140000400
(NAME) 2000 Cedar Lane	(NAME)	
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **Thomas C. Mullins and Margaret M. Thompson, Co-Trustees of The Freil Mullins and Mary C. Mullins Family Trust u/a/d March 10, 1993**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Dale T. Reifschneider and Larney R. Wilson Jr., tenants in common with right of survivorship,** , 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:

Land in Davidson County, Tennessee, being all of Lot No. 258, on the plan of Section Two, Tynewood Estates, of record in Plat Book 2900, Pages 89 and 90, said Register's Office, reference to which is hereby made for a more complete description.

Being the same property conveyed to Friel Mullins and Mary C. Mullins, Co-Trustees of The Friel Mullins and Mary C. Mullins Family Trust created on March 10, 1993 by Warranty Deed dated from Friel Mullins aka Hayden F. Mullins and Mary C. Mullins of record in Book 8889, Page 828, Register's Office for Davidson County, Tennessee. The said Friel Mullins having died on September 17, 2004 and the said Mary C. Mullins having died on September 11, 2013. Under the terms of the aforesaid Trust, upon the death of the last settlor (Mary C. Mullins), Thomas C. Mullins and Margaret M. Thompson were designated to serve as Co-Trustees of the Trust, and pursuant to the authority vested in the Co-Trustees, they are authorized to sell Trust assets including real property vested in the Trust.

For purposes of identifying the aforesaid Trust and enumerating the powers of the Co-Trustees thereunder, a Certification of said Trust is attached hereto as Exhibit "A" .

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

unimproved ☒

This is improved ☐ property, known as **4606 Skymont Drive, Nashville, TN 37215**

(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 24th day of March, 2014.

Margaret M. Thompson co-trustee

Margaret M. Thompson, Co-Trustee of The Freil Mullins and Mary C. Mullins Family Trust u/a/d March 10, 1993

By: Thomas C. Mullins co-trustee

Thomas C. Mullins, Co-Trustee of The Freil Mullins and Mary C. Mullins Family Trust u/a/d March 10, 1993

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Thomas C. Mullins and Margaret M. Mullins, Co-Trustees of The Freil Mullins and Mary C. Mullins Family Trust u/a/d March 10, 1993, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument in their capacity as Co-Trustees for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 24TH DAY OF MARCH, 2014.

Commission expires: 7/6/2015

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Notary Public

EXHIBIT "A"

CERTIFICATION OF TRUST
FOR THE
FREIL MULLINS AND MARY C. MULLINS
REVOCABLE TRUST U/A/D MARCH 10, 1993

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The undersigned, Thomas C. Mullins and Margaret M. Thompson being first duly sworn, depose and say they are at least 18 years of age and are currently acting as the Co-Trustees of The Freil Mullins and Mary C. Mullins Revocable Trust u/a/d March 10, 1993, and further state as follows:

1. The Freil Mullins and Mary C. Mullins Revocable Trust u/a/d March 10, 1993 is a valid, existing trust, having been created by a written document on March 10, 1993.

2. (a) The Settlors or creators of the trust were Freil Mullins and Mary C. Mullins.

   (b) The currently acting trustees are Thomas C. Mullins and Margaret M. Thompson.

   (c) The successor trustees may, but are not required, to designate a corporate ttrustee to succeed them.

3. The administrative and/or managerial powers of the trustees are set forth in Article Five and specifically includes the authority to sell trust assets including real property vested in the Trust

4. The trust became irrevocable in all respects upon the death of Mary C. Mullins, the last surviving settlor.

5. The following trustees have the authority to sign documents and instruments: Thomas C. Mullins and Margaret M. Thompson. Both Co-Trustees must sign documents related to the Trust.

6. For clarification purposes , the undersigned do hereby state that The Freil Mullins and Mary C. Mullins Revocable Trust u/a/d March 10, 1993 has also been referred to as The Freil Mullins and Mary C. Mullins Family Trust u/a/d March 10, 1993. This is one and the same Trust Instrument.

7. Third parties are entitled to rely on the authority of the successor trustees without

proof of their succession.

8. To the best of the undersigneds' knowledge, the trust has not been revoked, modified, or amended in any manner that would cause the representations and statements contained herein to be incorrect.

This 24th day of March, 2014.

Thomas C. Mullins

Margaret M. Thompson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a notary public of the state and county aforesaid, personally appeared Thomas C. Mullins and Margaret M. Thompson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument as their free act and deed for the purposes therein contained.

Witness, my hand and official seal at Nashville, Tennessee, this the 24th day of March, 2014.

My Commission Expires: 7-6-15

Notary Public

SHANNON PHILBIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 6, 2015

Printed Name of Notary

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. PHILBIN, ESQUIRE
MICHAEL J. PHILBIN, P.C.
2021 RICHARD JONES ROAD, SUITE 220
NASHVILLE, TN 37215-2860