THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Howard Baum Joy Allington-Baum 5724 Stoneway Trail Nashville, TN 37209	Shelter Lending Services, LLC 2550 Meridian Blvd, Suite 100 Franklin, TN 37067	103-9-20.00

GEORGETTE R. KENNEDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson
The actual consideration or value, whichever is greater, for this transfer is $465,000.00

Catherine Clarkston
Affiant

Subscribed and sworn to before me, this the 13th day of June, 2014.

Georgette R Kennedy
Notary Public

My Commission Expires: 03-07-17
(Affix Seal)

BILL GARRETT, Davidson County
Trans:T20140042493 DEEDWARR
Recvd: 06/16/14 14:57 2 pgs
Fees:13.00 Taxes:1720.50
20140616-0052388

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged **Michael Mulloy and Minor Whitson Mulloy, husband and wife, ("Grantor"),** has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Howard Baum and Joy Allington-Baum, husband and wife ("Grantee"),** and Grantee's successors and assigns all of Grantor's interest in a certain tracts or parcels of land located in **Davidson** County, **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Hillwood Park, of record in Book 3300, page 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 83 fronts 226.05 feet on the broken northwesterly margin of Stoneway Trail and extends back 217.3 feet on the northeasterly line and 217.6 feet on the southwesterly line to a dead line in the rear, measuring 175.8 feet thereon.

Being the same property conveyed to Michael Mulloy, unmarried and Minor J. Whitson, unmarried, as joint tenants with rights of survivorship by Warranty Deed from Derek W. Anderson, married, dated June 30, 2008, recorded July 2, 2008, in Instrument No. 20080702-0068403, Register's Office for Davidson County, Tennessee.

Michael Mulloy and Minor J. Whitson have since married on April 25, 2009.

Minor J. Whitson having since legally changed her name to Minje Whitson Mulloy.

This is ☒ Improved OR ☐ Unimproved property located at: **5724 Stoneway Trail, Nashville, TN 37209**

This conveyance is made subject to (1) Property taxes for the year 2014, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes. (2) all applicable zoning ordinances (3) utility, sewer, drainage and other easements of record, (4) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (5) building restrictions, and (6) other matters of public record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE 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 GRANTEE, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number 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 **13th** day of **June, 2014.**

GRANTOR(S)

Michael Mulloy

Minor Whitson Mulloy

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared **Michael Mulloy and Minor Whitson Mulloy** to me known to the persons described in and who executed the foregoing instrument, and acknowledged that he/she/they executed the same for the purposes therein contained as his/her/their free Act and Deed.

Witness my hand and official seal on this the **13th** day of **June, 2014.**

Notary Public

My Commission Expires:

J. DAVID WICKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017