Davidson County	**DEEDWARR**
Recvd: 06/18/14 14:18	**2 pgs**
Fees:13.00 Taxes:1461.50	
20140618-0053321	

Return to:
Foundation Title & Escrow, LLC
2742 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $395,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 13TH DAY OF JUNE, 2014.

Notary Public

MY COMMISSION EXPIRES: 12/18/17
(AFFIX SEAL)

REBECCA MOSS NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY MY COMMISSION EXPIRES DECEMBER 18, 2017

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, 9175 Carothers Parkway, Ste. 110, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Brian S. Mulligan	Pinnacle Bank	116 08 0C 058.00
(NAME)	(NAME)	
58 Revere Park	PO Box 331678	
(ADDRESS)	(ADDRESS)	
Nashville 37205	Murfreesboro, TN 37133	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Three Hundred Ninety-Five Thousand And No/100 Dollars ($395,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Tina L. Dennett, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Brian S. Mulligan, unmarried**, hereinafter called the Grantee, his 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 58 on the Plan of Revision No. 2 Sugartree Phase #2, as of record in Plat Book 4860, page 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, Book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5238, page 93, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to Tina L. Dennett, unmarried by Warranty Deed from James R. Kellam, III, unmarried dated February 24, 2006 of record in Instrument No. 20060302-0024557, Register's Office of Davidson County, Tennessee.

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 ☒ property, known as 58 Revere Park, Nashville, TN 37205

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, his heirs and assigns forever; and I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, his 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 13th day of June, 2014.

Tina L. Dennett

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Tina L. Dennett, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires:
3/6/18

True-Copy Certification

I, Connie Buchanan, 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.

Connie Buchanan
Signature

State of TN
County of Wilson

Personally appeared before me Charlie Winn a notary public for this county and state, Connie Buchanan 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: 8/23/16
Notary Seal (if on paper)

CHARLES M. WINN
STATE OF TENNESSEE NOTARY PUBLIC

DAWN D. CHASE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY