This Instrument Prepared By:
Thomas I. Bottorff, Attorney
5110 Maryland Way, Suite 120
Brentwood, Tennessee 37027

Davidson County DEEDWARR
Recvd: 06/24/14 08:12 4 pgs
Fees:23.00 Taxes:1220.63
20140624-0054766

ADDRESS NEW OWNER:
R. Kevin Maxwell
5640 Highland Way
Nashville, Tennessee 37211

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Synovus Mortgage Corp.
2204 Lakeshore Drive Suite 325
Birmingham, AL 35209

MAP 172-2
GROUP
PARCEL 12.00

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Lynne M. Mullins, Charles V. Mullins and Stephen P. Mullins,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do hereby transfer and convey unto **R. Kevin Maxwell and Priscilla W. Maxwell, husband and wife**, 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 Lot No. 13 on the Plan of The Highlands, Section Three, as shown by plat and survey of record in Plat Book 5050, page 14, Register's Office, Davidson County, Tennessee to which plan/plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Ann H. Johnson and Charlene Johnson, as joint tenants with right of survivorship and not as tenants in common by Quitclaim Deed of record in Instrument No. 20021209-0151087, Register's Office, Davidson County, Tennessee, and upon the death of Ann H. Johnson on July 19, 2006, title was vested in Charlene Johnson as the sole surviving tenant, and further being the same property devised to Lynne M. Mullins, Charles V. Mullins, and Stephen R. Mullins in the Last Will and Testament of Charlene Johnson, deceased, of record in the Probate Court Clerk's Office, Davidson County, Tennessee, Case No 12P1135, as evidenced by an Affidavit of Identity Devisees under the Last Will and Testament of Charlene Johnson, deceased, being recorded simultaneously herewith as Instrument No. 20140624-0054763, Register's Office, Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2014 and subsequent years.

This is **improved** property known as **5640 Highland Way, Nashville, Tennessee 37211.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **19th** day of **June, 2014.**

Lynne M. Mullins

Lynne M. Mullins

Charles V. Mullins, by Lynne M. Mullins, as Attorney-in-Fact

Charles V. Mullins, by Lynne M. Mullins, as attorney-in-fact

Stephen P. Mullins, by Lynne M. Mullins, as Attorney-in-Fact

Stephen P. Mullins, by Lynne M. Mullins, as attorney-in-fact

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **Lynne M. Mullins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within Warranty

Deed for the purposes therein contained and further acknowledges that she is the Attorney in Fact for both **Charles V. Mullins and Stephen P. Mullins** and as attorney in fact she executed the within Warranty Deed by signing the names of both **Charles V. Mullins and Stephen P. Mullins** as their free act and deed for the purposes therein contained.

WITNESS my hand and official seal this 19th day of June, 2014.

Thomas I. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/23/2017

THOMAS I. BOTTORFF
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $324,900.00.

AFFIANT

Subscribed and sworn to before me on this 19th day of June, 2014.

NOTARY PUBLIC

KRISTI MINTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

My Commission Expires:

CERTIFICATE OF AUTHENTICITY

I, Christopher R. Jackson, 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.

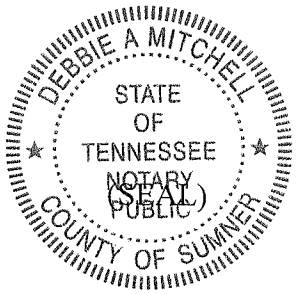
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Debbie A. Mitchell, a notary public in and for the aforesaid county and state, the within named Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Debbie A. Mitchell
Notary Public

My Commission Expires: 4/19/2017