BILL GARRETT, Davidson County
Trans:T20140053527 DEEDWARR
Recvd: 07/24/14 10:36 2 pgs
Fees:13.00 Taxes:227.27

20140724-0065776

Prepared by and when recorded return to:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway Suite 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $61,425.00

Rachelle Caudill
Affiant

HUTCH HENDERSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this 23rd day of July, 2014.

X _____
Notary Public
My commission expires: 04/17/16

05-1406-66289

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert S. Hite 2721 Westwood Drive Nashville, TN 37204	Robert S. Hite 2721 Westwood Drive Nashville, TN 37204	162-10-0-026.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Michelle R. Duran, individually and as Personal Representative of the Estate of James R. Mullins, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Robert S. Hite, an unmarried man, hereinafter called the Grantees, their successors 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. 26, on the Plan of Brook View Estates, Section I, of record in Book 4460, Page 103, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to James R. Mullins by deed from Danny R. Hill and wife Eugenia L. Hill, dated April 28, 1978, recorded May 16, 1978, of record in Book 5286, Page 219, Register's Office for Davidson County, Tennessee. The said James R. Mullins having since died.
>
> This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.
>
> This property is improved property known as 633 Brook Drive, Antioch, TN 37013

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

X _____

WITNESS my hand this 23rd day of July, 2014.

Michelle R Duran, Individually and Personal Representative.

Michelle R. Duran, individually and as
Personal Representative of the Estate
of James R. Mullins, deceased

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Michelle Duran, individually and as Personal Representative of the estate of James R. Mullins, deceased, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 23rd day of July, 2014.



Hutch Henderson
State of Tennessee at Large

My Commission expires: 04/17/16