THIS INSTRUMENT PREPARED BY: FAITH TITLE AND ESCROW, INC. 2823 HWY 31W; SUITE 450 WHITE HOUSE, TN 37188 FILE NO. 141120 BILL GARRETT, Davidson County Trans:T20140069108 DEEDWARR Recvd: 09/16/14 11:19 2 pgs Fees:13.00 Taxes:1091.50 20140916-0084759	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for the transfer is $295,000.00. Affiant Subscribed and sworn before me this 11th day of SEPTEMBER 2014. Notary Public My Commission Expires:

DEBORAH TUBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
COMM. EXP. 8-17-15

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
ERIC GRAVES and LYDIA GRAVES 5041 BRICK CHURCH PIKE GOODLETTSVILLE, TN 37072	New Owner	Map/Parcel: 024-00-0/169.00

FOR AND IN CONSDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, **WILLIAM G. MULLINS and DEBRA L. MULLINS, HUSBAND AND WIFE**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **ERIC GRAVES and LYDIA GRAVES, HUSBAND AND WIFE**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in DAVIDSON County, Tennessee, more particularly described as follows:

Certain real estate in Davidson County, Tennessee, as follows:

Being located in the 10th Civil District, Davidson County, Tennessee, on the south side of Brick Church Pike, and being a portion of the property described in Deed Book 1151, page 466, Register's Office, Davidson County, Tennessee, and known as Tract #3 of the Alice G. Hitt Estate Subdivision, as of record in Plat Book 6200, Page 568, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete marker in the south margin of Brick Church Pike, same being the western most northwest corner of this lot, the northeast corner of Lot #2 of the Alice G. Hitt Estate property (2.434 acres as per survey of this date), and also being 1128.58 feet from the western most corner of Lot #1 of the Alice G. Hitt Estate property (2.052 acres as per survey of this date) as it adjoins Frank Redding; thence with said margin along a curve proceeding counter-clockwise, having a deflection angle of 93 degrees 39 minutes 36 seconds, a radius of 217.23 feet, a tangent length of 231.57 feet, and a chord of North 50 degrees 44 minutes 45 seconds East 316.86 feet; thence along said curve an arc length of 355.10 feet to an iron pin; thence leaving road with line of Lot #4 of the Alice G. Hitt Estate property (2.272 acres as per survey of this date) South 86 degrees 05 minutes 00 seconds East 118.74 feet to an iron pin; thence with the west boundary of George C. Sipe and Ruth D. Sipe South 9 degrees 19 minutes 50 seconds East 453.98 feet to a concrete marker; thence with the north boundary of Ruth D. Sipe North 86 degrees 47 minutes 00 seconds West 420.99 feet to a concrete marker; thence with the east boundary of Lot #2 of the Alice G. Hitt Estate property North 4 degrees 13 minutes 00 seconds West 232.61 feet to the point of beginning containing 3.099 acres more or less by survey by Carroll Carman, Registered Land Surveyor, Tennessee Number 910, dated September 19, 1986.

Being the same property conveyed from Chase Manhattan Mortgage Corporation to William G. Mullins and Debra L. Mullins by Deed dated the 10th day of July, 2003, of record Instrument Number 20030729-0106137, Register's Office for Davidson County, Tennessee.

This is improved property known as 5041 BRICK CHURCH PIKE, GOODLETTSVILLE, TN 37072.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular 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 4th day of September, 2014.

WILLIAM G. MULLINS

DEBRA L. MULLINS

STATE OF TENNESSEE
COUNTY OF ROBERTSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, **WILLIAM G. MULLINS and DEBRA L. MULLINS**, known to me or satisfactory proved to be the person(s) whose name(s) he/she/they subscribed to the within instrument and who acknowledge that he/she/they executed the same for the purposed therein contained.

Witness my hand, at office, this 4th day of September, 2014.

Notary Public
My Commission Expires: 10/24/17

JENNIFER QUINN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY