THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14092030** BILL GARRETT, Davidson County Trans:T20140077804 DEEDWARR Recvd: 10/15/14 14:30 2 pgs Fees:13.00 Taxes:1028.60 20141015-0095343	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is:$278,000.00. Larry R Mullins Affiant Subscribed and sworn to before me, this10th day of October, 2014. CINDY S. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. Notary Public My Commission Expires: My Commission Expires MAR. 7, 2017

WARRANTY DEED

Address New Owner: Larry R. Mullins and Betty J. Mullins 8487 Beautiful Valley Drive Nashville TN 37221	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 126-15-0-A-344.00-CO

FOR AND IN CONSIDERATION 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, **Vida Haynes Greer, now known as Vida Haynes** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Larry R. Mullins and Betty J. Mullins, Husband and Wife**, ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot 40, SECTION 8, PHASE 2, BOONE TRACE, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as shown on plat of record in Instrument No. 20040806-0094780, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed by Warranty Deed from Christie Buchanan now known as Christie Buchanan Truscott and Daniel Michael Truscott, Wife and husband to Vida Haynes Greer as recorded on the 20th day of August, 2014 in Instrument No. 20140820-0075503; Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes to Christie Buchanan, unmarried and Daniel Michael Truscott, unmarried as recorded on the 23rd day of March, 2006 in Instrument No. 20060323-0033194, re-recorded at Instrument No. 20051005-0120116, in the Register's Office of Davidson County, Tennessee.
Vida Haynes Greer having since divorced, is now known as Vida Haynes.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of SECTION 8, PHASE 2, BOONE TRACE, BEAUTIFUL VALLEY DRIVE AT SETTLER'S WAY, as recorded in Instrument No. 20040806-0094780, Register's Office for Davidson County, Tennessee.

Declaration of Covenants, Conditions and Restrictions for Proposed Boone Farm at Biltmore recorded in Book 7265, Page 657; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace as of record as Instrument No. 200001260008529; Declaration of Covenants, Conditions and Restrictions for Boone Trace as of record as Instrument No. 20010717-0075902; Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace applying restrictions to Phase VI, Boone Trace of record on Plan 20010607-0060003 and Phase VII, Boone Trace of record on Plan 20011003-0107279, as of record as Instrument No. 20011119-0126832; and Supplemental Declaration of Covenants, Conditions, and Restrictions for Boone Trace of record as Instrument No. 20011119-0126832.

Subject to Charter of Boone Trace at Biltmore Homeowners Association of record in Book 9607, Page 534, Register's Office for Davidson County, Tennessee.

Subject to easements of record in Book 8992, Page 63 and Book 9665, Page 420, Register's Office for Davidson County, Tennessee.

Subject to a Storm Water Detention Agreement as of record as Instrument No. 20001120-0114598. Subject to a Storm Water Detention Agreement as of record as Instrument No. 20021217-0155375, Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Public Utilities Easement to Harpeth Valley Utility District as of record in Instrument Nos. 20040406-0038745, 20040204-0013636 and 20071116-0134580, Register's Office for Davidson County, Tennessee.

Quit Claim Deed for Open Space recorded at Instrument No. 20070918-0111770.

This is improved property located at 8487 Beautiful Valley Drive, Nashville TN 37221.

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 10th day of October, 2014.

AKA Vida Haynes Greer
Vida Haynes

Vida Haynes

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Vida Haynes, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

*Vida Haynes Greer, now known as

Witness my hand, at office, this 10th day of October, 2014.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018