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

BILL GARRETT, Davidson County
Trans:T20140079362 DEEDWARR
Recvd: 10/21/14 15:26 2 pgs
Fees:13.00 Taxes:378.79
20141021-0097149

HUTCH HENDERSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER
The actual consideration or value, whichever is greater, for this transfer is $102,375.00

Rachelle Caudell
Affiant

Subscribed and sworn to before me, this 15th day of October, 2014.

Notary Public
My commission expires: 04/17/16

05-1405-66266

Address of New Owner:	Send Tax Bills to:	Tax Information
Jose J. Reyes 313 Telluride Lane Murfreesboro, TN 37129	Citizens Tri-County Bank Monteagle Office 80 East Main, PO Box 399 Monteagle, TN 37356	042-09-0-006.00

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 Duran, individually and as Executrix of the Estate of James R. Mullins, deceased, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Jose J. Reyes, an unmarried man and Jazmin Guzman, an unmarried woman, tenants in common with right of survivorship 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:

A tract of land in the 11th Civil District of Davidson County, Tennessee, more particularly described according to a survey by Wayne B. Cooper, Sr., Surveyor, Certificate No. 17, dated April 3, 1972, described as follows:

BEGINNING at a point in the southerly margin of Old Hickory Boulevard, corner to the Bates property; thence following the margin of Old Hickory Boulevard, South 78 deg. 30' East 139.6 feet to an iron pin in the margin of the Road, and corner with St. Luke Presbyterian Church; see plat for St. Luke Cumberland Presbyterian Church of record in Book 9700, Page 267, Register's Office for Davidson County, TN; thence with the line between this tract of land and said Church, South 2 deg. 30' West 368.6 feet to an iron pin in the Moss property; thence North 78 deg. 30' West 139.6 feet to an iron pin in fence line, and corner with Bates property; thence with the line between this property and the Bates property; North 2 deg. 30' East 368.6 feet to the point of beginning.

Being the same property conveyed to James R. Mullins by deed from Steven T. Mullins and Gary K. Mullins, as Devisee under the Will of Dorothy K. Mullins, deceased and James Ray Mullins and Rebecca M. Hunt, as Devisee under said Will and as Co-Executors of Estate of Dorothy K. Mullins, dated July 12, 2001, recorded July 16, 001, of record in Instrument No. 20010716-0075379, Register's Office for Davidson County, Tennessee. The said James R. Mullins having since died, and by his Last Will and Testament of record in the Probate Court of Wilson County, at Lebanon, Tennessee, Case No. 2013PR83, subject property was devised to Michelle Duran, Mark T. McCord, and Mark T. McCord, Trustee of the Testamentary Trust established for the benefit of Bria R. Mullins.

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 905 Old Hickory Boulevard, Madison, TN 37115

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.

WITNESS my hand this 15th day of October, 2014.

The Estate of James R. Mullins, deceased

X Michelle Duran as Executrix

By: Michelle Duran, individually and as
Executrix

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Michelle Duran, individually and as Executrix 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 she executed the within instrument for the purposes therein contained.

Witness my hand in Hendersonville, TN, this 15th day of October, 2014.

X _____

Hutch Henderson
State of Tennessee at Large

My Commission expires 04/17/16

HUTCH HENDERSON
STATE
OF
TENNESSEE
NOTARY
PUBLIC
RUTHERFORD COUNTY