BILL GARRETT, Davidson County
Trans:T20140091666 DEEDWARR
Recvd: 12/08/14 13:31 2 pgs
Fees:13.00 Taxes:1665.00
20141208-0112237

Return to:
Belle Meade Title & Escrow Company
109 Kenner Avenue, Suite 201
Nashville, TN 37205

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS
David P. Mulherin and Diane W. Mulherin 950 Caldwell Lane Nashville, TN 37204	New Owner	11813014400
This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.		

WARRANTY D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Deanna Faye Smith (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto David P. Mulherin and Diane W. Mulherin, husband and wife (The "Grantees"), Grantees' heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit: Situated in Davidson County, Tennessee particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot 19, LIPSCOMB HEIGHTS, as shown on plat of record in Plat Book 2083, Page 61, 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 Quitclaim Deed from Naiel S. Hamid S. Al-Barak to Deanna Faye Smith as recorded on the 16th day of March, 1990 in Deed Book 8066, Page 529; Quitclaim Deed from Deanna Faye Smith to Naiel S. Hamid S. Al-Barak as recorded on the 6th day of March, 1990 in Deed Book 8058, Page 131; Final Decree as recorded in Deed Book 5539, Page 740 and Warranty Deed from John W. Leggett, Jr. and wife, Ella W. Leggett to Charles W. Smith, Jr. and wife, Deanna Faye Smith as recorded on the 19th day of March, 1974 in Deed Book 4797, Page 522, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO:
1. 2015 Davidson County taxes are not yet due and payable.
2. All matters as shown in Book 2083, page 61, said Register's Office.
3. Covenants, Conditions and Restrictions of record in Book 2196, page 106, said Register's office for Davidson County, Tennessee.

This is improved real property located on 950 Caldwell Lane, Nashville, Tennessee 37204.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater for this transfer is $450,000.00.

Christina Cook
Affiant

J ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018

Subscribed and sworn to before me this 5 day of December, 2014.

J anderson
Notary Public

Commission Expires: 9/10/18

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

And Grantor does covenant with the said Grantees that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the Property to the said Grantees, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 5th day of December, 2014.

Deanna Faye Smith

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned a Notary Public, in and for the State and County aforesaid, personally appeared Deanna Faye Smith 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 foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 5th day of December, 2014.

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 8, 2017

Notary Public

My Commission Expires: