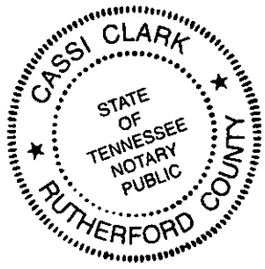
WARRANTY DEED



STATE OF Tennessee
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th day of January, 2015.

Notary Public

MY COMMISSION EXPIRES: 5/19/18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edward L. Miller	Edward L. Miller	086-10-0-064-00
(NAME)	(NAME)	
1840 41ST Avenue 102-315	1840 41ST Avenue 102-315	
(ADDRESS)	(ADDRESS)	
Capitola, CA 95010	Capitola, CA 95010	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **Brian K Mullins and Wife, Evie Mullins**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **Edward L. Miller and Nancy L. Miller, husband and wife**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in located in Davidson County, Tennessee, being all of Lot No. 68 on the Plan of Chapelwood Subdivision, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
Land in located in Davidson County, Tennessee, being all of Lot No. 68 on the Plan of Chapelwood Subdivision, Section 2, of record in Plat Book 5200, Page 83, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brian K. Mullins and wife Evie Mullins by Warranty Deed from Chapelwood Associates, Ltd, and William M. Whitely and Parie Lee Whitley, General Partners, dated 11/03/2006, of record in Instrument No. 20061108-0139022, Register's Office of Davidson County, Tennessee.

For the purposes of this instrument Brian K. Mullins and Brian Mullins are one and the same.
All matters shown on the plat recorded in Book 5200, Page 83, in the Register's Office of Davidson County, Tennessee.

Covenants, conditions, easements and restrictions recorded in Record Book 5333, Page 315, as amended in Record Book 6234, Page 193, in the Register's Office of Davidson County, Tennessee, together with all amendments thereto, which may provide for association dues, fees and/or assessments, in addition to any easements, reservations, covenants, building set back requirements,

This conveyance is subject to any and all existing easements and restrictions of record.

File No.: 01288-23958
SMG TN Warranty Deed

BILL GARRETT, Davidson County
Trans:T20150003401 DEEDWARR
Recvd: 01/14/15 10:36 2 pgs
Fees:13.00 Taxes:377.40



20150114-0003936

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4116 Hunting Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and/or assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and/or 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 our hands this 12th day of January, 2014.

Brian K Mullins

Evie Mullins

State of Tennessee
County of Williamson

Personally appeared before me Brian K Mullins and Evie Mullins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 12th day of January, 2015.

Notary Public
My Commission Expires: May 16, 2015

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122