WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150004965 DEEDWARR
Recvd: 01/21/15 10:58 2 pgs
Fees: 13.00 Taxes: 1084.10
20150121-0005838

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $293,000.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 15TH DAY OF JANUARY, 2015.

NOTARY PUBLIC

MY COMMISSION EXPIRES 10/18/16

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C., 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 15-7290 WILKS

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
Grant C. Mullins and Rebecca Wilks	SWBC Mortgage Corporation	118-9-D-9.00 CO
1112 Clifton Lane #9	9311 San Pedro Avenue, Suite 100	
Nashville, TN 37204	San Antonio, TX 78216	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

LANE THOMAS AND WIFE JULIE THOMAS

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO:

GRANT C. MULLINS, AN UNMARRIED MAN REBECCA WILKS, AN UNMARRIED WOMAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as 1112 Clifton Lane #9, Nashville, TN 37204

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 hand on the 15th day of January, 2015.

Lane Thomas

Julie Thomas

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, LANE THOMAS AND JULIE THOMAS, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 15th day of January, 2015.

Notary Public

My Commission Expires:

CHAD I. PEARMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 06-21-2016

EXHIBIT A - LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Unit 9, GLENDALE CONDOMINIUM, as established under Master Deed of record in Instrument No. 20080104-0001233, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.
Being the same property conveyed to Lane Thomas and Julie Thomas, husband and wife by Warranty Deed from James U. Rust, IV, recorded on the 9th day of January, 2009 in Instrument No. 20090109-0002264, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as (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 (as may be amended or supplemented), (4) building restrictions, and (5) all other matters of public record.

a. County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.

b. Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

c. Charter of Homeowners Association recorded at Instrument No. 20080107-0001515.

d. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing GLENDALE CONDOMINIUM of record in Instrument No. 20080104-0001233; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

e. Easement Agreement recorded at Instrument No. 20071226-0146955.