WARRANTY DEED

STATE OF TENNESSEE, COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $659,000.00.

Affiant

Subscribed and sworn to me on May 20, 2015.

NOTARY PUBLIC

My Commission Expires: 5-8-18

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 8, 2018

THIS INSTRUMENT WAS PREPARED BY:
Patrick Poole
ORTALE, KELLEY, HERBERT & CRAWFORD
330 Commerce Street, Suite 110
Nashville, TN 37201
Our File #28483SP

NAME/ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP – PARCEL #
Neal Patrick Mulchrone Pamela Ann Mulchrone 4107A Lone Oak Road Nashville, TN 37215	New owner	117-15-3A-001.00-CO-

FOR AND IN CONSIDERATION of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Timothy Edward Anderson and wife, Camille Jean Anderson, hereinafter called **"GRANTORS,"** have bargained and sold, and by these presents does transfer and convey unto Neal Patrick Mulchrone and wife, Pamela Ann Mulchrone, hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit A as set forth in the Declaration of Covenants, Conditions and Restrictions of 4107 Lone Oak Homes, a Horizontal Property Regime with Private Elements, a form of ownership and use in the manner provided under the provisions of Tennessee Code Annotated, Title 66, Chapter 27, Section 101, et seq., of record as Instrument No. 20140620-0054148 in the Register's Office for Davidson County, Tennessee. Reference is hereby made to the site plan attached as Exhibit "B" of said Declaration for a more complete identification and description of said Unit.

Being a portion of the same property conveyed to Timothy Edward Anderson and wife, Camille Jean Anderson, by Deed from Eugene Peery Tucker and Thomas Edward Tucker, dated May 28, 2014, filed for record on June 2, 2014, in Instrument No. 20140602-0047091, in the Register's Office for Davidson County, Tennessee.

The conveyance of the above-described parcel of land is subject to the following:

1. Davidson County Taxes which have been prorated by the parties and assumed by the Grantees.
2. Matters shown on plan of record as Exhibit "B", of Instrument No. 20140620-0054148, in the Register's Office for Davidson County, Tennessee.
3. All matters set forth in the Declaration of Covenants, Conditions and Restrictions for 4107 Loan Oak Homes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20140620-0054148, Register's Office for Davidson County, Tennessee, to which reference is hereby made as if copied verbatim.
4. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

BILL GARRETT, Davidson County
Trans:T20150041826 DEEDWARR
Recvd: 05/29/15 13:01 3 pgs
Fees:18.00 Taxes:2438.30
20150529-0049726

This property is also known as improved property located at 4107A Lone Oak Road, Nashville, TN 37215.

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 and assigns, forever, and GRANTORS does covenant with the said GRANTEES that they 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 GRANTORS does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the 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 our hands this 21st day of May, 2015.

Timothy Edward Anderson

Camille Jean Anderson

STATE OF CALIFORNIA, COUNTY OF _____

On May ____, 2015, before me personally appeared Timothy Edward Anderson and wife, Camille Jean Anderson to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal on May ___, 2015.

NOTARY PUBLIC

My Commission Expires: _____

SEE ATTACHED FORM FOR NOTARY CERTIFICATE

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

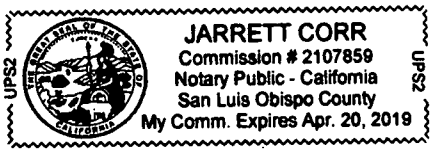
A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of San Luis Obispo }

On 5/21/2015 (Date) before me, Jarrett Corr (Here Insert Name of Officer), Notary Public,

Personally appeared Timothy Edward Anderson, Camille Jean Anderson (Name(s) of Signer(s)),



Who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that he/she/~~it~~they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Jarrett Corr (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT

Signer's name: _____
- ☐ Individual
- ☐ Corporate Officer — Title(s): _____
- ☐ Partner — ☐ Limited ☐ General
- ☐ Attorney in fact
- ☐ Trustee
- ☐ Guardian or Conservator
- ☐ Other: _____

Signer is Representing: _____

RIGHT THUMBPRINT