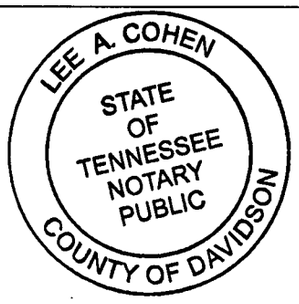
BOX 10-B



BILL GARRETT, Davidson County
Trans:T20150056453 DEEDWARR
Recvd: 07/13/15 11:52 2 pgs
Fees:13.00 Taxes:436.60
20150713-0067840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$118,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE **7TH** DAY OF **JULY, 2015.**

Notary Public

MY COMMISSION EXPIRES: **NOVEMBER 5, 2018**

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOEL M. MULLENNEX	**FAIRWAY INDEPENDENT MORTGAGE CORPORATION**	**127-00-0-067.00**
(NAME)	(NAME)	
8065 CHARLOTTE PIKE	**6652 PINECREST DR., SUITE 200**	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37221	**PLANO, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, CLARE C. BAKER, UNMARRIED,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **JOEL M. MULLENNEX, AN UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in the 9th Civil District of Davidson County, Tennessee, and described according to a survey of Gregory Underwood, January 26, 1990.

Beginning at an existing iron pin, said pin being W. M. Sawyer's Northeast Corner at Charlotte Pike; Thence with the original property line between Crafton and Sawyer S. 23° 20' E. 110.80' to a point; thence with a new line, as agreed to by both property owners, the following calls: S 68° 36' 25" W 18.26' to an iron pin, N 21° 23' 35" W 111.85' to an iron pin, N 73° 00" E with Charlotte Pike 14.55' to the point of beginning, containing 1822 square feet (.04 acres) more or less.

Being the same property conveyed to ROBERT M. CRAFTON, by deed from W. M. SAWYER AND WIFE, MARION ARLENE NEESE SAWYER, of record in Book 8038, page 313, dated January 21, 1990, said Register's Office. The said Robert Macon Crafton a/k/a Robert M. Crafton having since died on May 14, 2011. Property was devised to Clare C. Baker pursuant to the Last Will and Testament of Robert Macon Crafton of record as Instrument No. 20110622-0047773, said Register's Office. Also, see Docket No. 11P841, Davidson County, Tennessee, Probate Division.

TRACT II:
Land in Davidson County, Tennessee being a portion of a 2.60 acre tract of record in Book 2907, page 365, Register's Office for said County, and also being a portion of a .60 acre tract of record in Book 3068, page 513, Register's Office, and surveyed April 6, 1960, by S. H. Hutchison, as follows:

Beginning at a corner fence stake with a hickory pointer, same being the southeast corner of the .60 acre tract; thence North 23 degrees 30' West 150 feet to a stake in a fence on the south margin of U.S. Highway 70; thence with the south margin of the highway, South 73 degrees West 100 feet to an iron stake; thence leaving highway going South 23 degrees 20' East 170 feet to an iron stake in Bornstein's north line; thence with his line, North 60 degrees East 100 feet to the point of beginning.

Being the same property conveyed to ROBERT MACON CRAFTON, by deed from JAMES W. SULLIVAN AND WIFE, NORMA SHARON SULLIVAN, of record in Book 6114, page 294, dated August 8, 1983, said Register's Office. The said Robert Macon Crafton a/k/a Robert M. Crafton having since died on May 14, 2011. Property was devised to Clare C. Baker pursuant to the Last Will and Testament of Robert Macon Crafton of record as Instrument No. 20110622-0047773, said Register's Office. Also, see Docket No. 11P841, Davidson County, Tennessee, Probate Division.

This conveyance is subject to Reservation (Easement) as set out in the Warranty Deed of record in Book 2032, page 628; Easement(s) of record in Book 787, page 73, Book 787, page 59, and Book 2271, page 206; an Agreement for the use of a spring of record in Book 3068, page 513, and any and all other easements, restrictions and conditions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved(X) property, known as **8065 CHARLOTTE PIKE, NASHVILLE, TN 37221**
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 7th day of July, 2015.

Clare C. Baker
CLARE C. BAKER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Clare C. Baker,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 7th day of July, 2015.

My commission expires: **November 5, 2018.**

Deborah J. Cohen
Notary Public

