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| **THIS INSTRUMENT PREPARED BY:**<br>**Chapman & Rosenthal Title, Inc.**<br>**1620 Westgate Circle, Ste 150**<br>**Brentwood, TN 37027**<br><br>**CRT File No. 15064487** | STATE OF TENNESSEE )<br>COUNTY OF DAVIDSON )<br><br>The actual consideration or value, whichever is greater, for this transfer is: $177,000.00.<br><br>Deborah Farris<br>Affiant<br><br>Subscribed and sworn to before me, this 14th day of August, 2015.<br><br>Jessica Graham<br>Notary Public<br>My Commission Expires: 5-2019 |

JESSICA GRAHAM STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

## WARRANTY DEED

| Address New Owner: | Send Tax Bills To: | Tax Information: |
|---|---|---|
| Jeannie R. Mullins and<br>Melvin Mullins<br>556 Rural Hill Road<br>Nashville TN 37217 | Guaranty Trust Co.<br>316 Robert Rose Dr.<br>Murfreesboro TN 37129 | Tax Parcel ID No.<br>136-13-007.00 |

**FOR AND IN CONSIDERATION** of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Charles W. Fizer, Jr., unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jeannie R. Mullins and Melvin Mullins, Wife and Husband**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 83 on the Plan of Edge-O-Lake Estates, Section 4, of record in Plat Book 3600, Page(s) 87 and 88, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Charles W. Fizer, Jr. by Quitclaim deed from Pamela Fay Fizer of record in Instrument No. 20150701-0063636 Register's Office for Davidson County, Tennessee, dated April 7, 2015 and recorded on July 1, 2015.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2015 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record in Plat Book 3600, Page(s) 87 and 88, Register's Office for Davidson County, Tennessee.

This is improved property located at 556 Rural Hill Road Nashville TN 37217

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

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their successors, heirs and assigns against the lawful claims of all persons whatsoever.

BILL GARRETT, Davidson County
Trans:T20150068850 DEEDWARR
Recvd: 08/17/15 10:41 2 pgs
Fees:13.00 Taxes:654.90
20150817-0082272

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, Grantor has executed this instrument on this 14th day of August, 2015.

Charles W. Fizer, Jr.

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Charles W. Fizer, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 14th day of August, 2015.

Nathan L. Powers
Notary Public
My Commission Expires: 02/26/17

