WARRANTY DEED

File #15084613

BILL GARRETT, Davidson County
Trans:T20150072723 DEEDWARR
Recvd: 08/27/15 08:46 2 pgs
Fees:13.00 Taxes:858.40
20150827-0086706

STATE OF TENNESSEE
COUNTY OF ~~RUTHERFORD~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th day of August, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro, TN 37128

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
David Joseph Mullins and Ashley Lauren Mullins	Bank of America	114070B02300CO
(NAME)	(NAME)	
529 Wheatfield Way	1 Mortgage Way	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Mount Laurel, NJ 08054	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **Mark G. Ridge, Married,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **David Joseph Mullins and Ashley Lauren Mullins, Husband and Wife,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 126, on the plan of Section One Westchase R20 Residential P.U.D, as the same appears of record in Instrument No. 20021203-0148525, Register's office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description.

Being the same property conveyed to Mark G. Ridge, Unmarried by deed from Chad Conatser and Jennifer Conatser, dated 06/05/2006, of record in Instrument No. 20060612-0069789, said Register's Office. **The said Mark G. Ridge having since married.**

*****This has never been the principal residence of the Grantor(s) spouse*****

This conveyance is subject to: Taxes for the year 2015, a lien, not yet due or payable.; Any and all matters as set forth in the plat of record in Instrument No. 20021203-0148525, said Register's Office.; Easement to Harpeth Valley Utility as of record in Book 751, Page 374, Book 787, Page 13 and Page 787, Page 14, said Register's Office.; Easement to Sanitary Sewer as of record in Book 5222, Page 720, said Register's Office.; Easement to Sewer Lines as of record in Instrument No. 2002028-0131574, said Register's Office.; Public Utility Easements as of record in Book 8626, Page 852 and Instrument No. 20021104-0134795, said Register's Office.; Ingress/Egress to family cemetery as of record in Book 2484, Page 315, said Register's Office.; By-Laws as of record in Instrument No. 20021126-0146387, said Register's Office.; Declaration of Covenants as of record in Instrument No. 20021126-0146387, said Register's Office.

unimproved ☐
This is improved ☒ property, known as **529 Wheatfield Way, Nashville,TN,37209**
(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 our hands this 24th day of August, 2015.

Mark G. Ridge

STATE OF TENNESSEE

COUNTY OF RUTHERFORD

Before me, the undersigned Notary Public, personally appeared Mark G. Ridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this 24th day of August, 2015.

Commission expires:

8/18/18

Notary Public

Vanessa E. Allen
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

RETURN RECORDED DOCUMENTS TO:

Biltmore Title, LLC
538 Brandies Circle Ste 101
Murfreesboro TN 37128