RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215

BILL GARRETT, Davidson County
Trans:T20160023229 DEEDWARR
Recvd: 03/22/16 10:34 2 pgs
Fees:13.00 Taxes:688.20
20160322-0027023

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203A
Nashville, TN 37215

CRT File No. 16036855

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is: ~~$186,000.00~~.

Affiant

Subscribed and sworn to before me, this 21st day of March, 2016.

Notary Public
My Commission Expires: 8-20-2019

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Michelle Mullican and Jamie Mullican 7158 Birch Bark Drive ~~5946 OBRIEN AVENUE~~ Nashville, TN ~~37209-3016~~ 37221	New Owner 7158 Birch Bark DR Nashville, TN 37221	Tax Parcel ID No. 091-13-0-A-002.00 CO

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, **James W. McWater** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Michelle Mullican and Jamie Mullican, husband and wife**, ("Grantees"), its 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 Unit 2, HAVEN WEST, as shown on Exhibit "C" of Instrument No. 20090528-0048954, in the Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to James W. McWater by Warranty Deed from Northcutt Custom Homes, LLC, a Tennessee limited liability company, by and through its duly authorized managing member, recorded on the 1st day of August, 2013 in Instrument No. 20130801-0080342, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2016 and thereafter, not yet due and payable.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat recorded in Exhibit "C" of Instrument No. 20090528-0048954.

Charter of Haven West Townhomes Inc. recorded at Instrument No. 20130207-0012889.

Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing HAVEN WEST of record in Instrument No. 20090528-0048954, as amended by instrument(s) of record in Instrument No. 20070918-0111767.

Easement for Comcast, recorded in Instrument No. 20081118-0113770.

Easement for Sewer/Storm/Water Mains & Appurtenances, recorded in Instrument Nos. 20071011-0120759 and 20071231-01488853.

Stormwater Detention Agreement recorded at Instrument No. 20071231-0148700.

Inspection & Maintenance Agreement for Stormwater Management Facilities recorded at Instrument No. 20080402-0033148.

This is improved property located at 5946 OBRIEN AVENUE Nashville, TN 37209-3016.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its 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, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

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 21st day of March, 2016.

James W. McWater

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, James W. McWater, 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 21st day of March, 2016.

Notary Public

My Commission Expires: _____

KATE ROSENTHAL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES SEPTEMBER 10, 2018