THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER
95 White Bridge Road, Suite 509
Nashville, TN 37205

THIS TRANSFER IS EXEMPT FROM REAL ESTATE TRANSFER TAX PURSUANT TO T.C.A. §67-4-409(a)(3)(F).

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**MAP-PARCEL NOS:**
Robert W. Mullins, Trustee Linda Carol Blank Mullins, Trustee 2109 Lebanon Pike Nashville, TN 37210	Same	095 05 0 107

BILL GARRETT, Davidson County
Trans:T20160030242 DEEDWARR
Recvd: 04/14/16 09:55 2 pgs
Fees:12.00 Taxes:0.00
20160414-0035662

WARRANTY DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Robert W. Mullins and wife, Linda B. Mullins** hereinafter referred to as Grantors, have bargained and sold, and by these presents do transfer and convey unto **Robert W. Mullins, Trustee and Linda Carol Blank Mullins, Trustee** of the **Mullins Revocable Living Trust**, hereinafter referred to as Grantees, its successors and assigns, their interest in and to a certain tract or parcel of land situated and being in Davidson County, Tennessee, more particularly described as follows:

A small tract of land in the 3rd, formerly 15th and originally the 2nd Civil District of Davison County, Tennessee, and described according to a copy of a survey thereof made August 5, 1953, by Stephen A. Draper, Surveyor, as follows:

Beginning at a point in the southeast margin of Lebanon Pike, 50 feet northeast from the northeast corner of the land conveyed to Jimmye E. Bryan by deed from F.L. Malton and wife, of record in Book 1324, page 203, Register's Office for said County, said point being 50 feet northeast from the common corner of the Ben J. Edwards property and of the Bryan property; thence along the margin of the Lebanon Pike, North 30 degrees 26' East 200 feet to a point, thence leaving said Pike, South 46 degrees East 267.3 feet to a point; thence South 30 degrees 26' West 200 feet to a point which is 50 feet northeast of said Bryan property; thence North 46 degrees West, parallel to and 50 feet north of said Bryan lot, 267.3 feet to the point of beginning, containing 1.21 acres, more or less.

Being the same property conveyed to Robert W. Mullins and wife, Linda B. Mullins by Deed from Martha Ann Edwards Williams of record in Instrument No. 20090619-0057062, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to 1) Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Book 4779, page 829, said Register's Office; 2) All other existing and recorded easements, rights of way and restrictions, all zoning regulations, building restrictions and setback lines, if any, and easements or right of

ways for public utilities; and 3) any and all existing restrictions, easements, encumbrances and covenants of record.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, assigns and representatives forever. And the undersigned, do covenant with the said Grantee 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, except as noted above.

And, Grantors further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors, assigns, and representatives, against the lawful claims of all persons, whomsoever.

WITNESS our hands this 13 day of April, 2016.

ROBERT W. MULLINS

LINDA B. MULLINS

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Robert W. Mullins and Linda B. Mullins,** the within-named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13 day of April, 2016.

NOTARY PUBLIC

BARRY SIMPSON STATE OF TENNESSEE NOTARY PUBLIC CHEATHAM COUNTY

My commission expires: 3-19-2019

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.