Record + Send to:

Fearnley Martin & McDonald
25 Century Blvd, Ste 402
Nashville, TN 37214

RECORD AND RETURN TO:
VICTORY TITLE & ESCROW, LLC
695 PRESIDENT PL., STE. 203
SMYRNA, TN 37167
VT-160500234

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/09/16 11:24 2 pgs
Fees:13.00 Taxes:592.00
20160609-0058355

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, this the 8th day of June, 2016

Notary Public

MY COMMISSION EXPIRES: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PL., STE. 203, SMYRNA, TN 37167

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Baker **4773 Bowfield Drive** **Antioch, TN 37013**	owner at property address	**149-13-0-072.00**

FOR AND IN 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, WE,

Tammy Lynn Dunn, Executrix of Estate of Doris Edna Mullins, Tammy Lynn Dunn and Jerry Carmack Mullins, Jr., Heirs of the Estate of Doris Edna Mullins

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Sam Baker, a single man

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:

LAND in Davidson County, Tennessee, being Lot No. 58 on the Plan of Debra Heights, Section Three, of record in Book 4175, Page 6, Register's Office for Davidson County, Tennessee.

SAID Lot No. 58 fronts 108 feet on the westerly side of Bowfield Drive and runs back 157.85 feet on the northerly line and 136.46 feet on the southerly line to a broken line measuring 50.78 feet thereon.

BEING the same property conveyed to Jerry C. Mullins and wife, Edna Mullins by Warranty Deed from Clyde L. Webb and wife, Patricia C. Webb, dated 10/20/71 and recoded 10/29/71 in Book 4519, Page 189, Register's Office for Davidson County, Tennessee. The said Jerry C. Mullins is reported to have predeceased Edna Mullins on or about June 7, 1998. The said Edna Mullins (aka Doris Edna Mullins) died testate on 12/18/15, and pursuant to her Last Will and Testament and Order to Probate filed 2/25/16 in Docket No. 16P259 in the Circuit Court of Davidson County, Tennessee (Probate Division), Tammy Lynn Dunn was appointed as Executrix. Heir's of the estate are Tammy Lynn Dunn and Jerry Carmack Mullins, Jr.

This conveyance is subject to: 1) Current years taxes which have been prorated and assumed by the Grantee; 2) all restrictions of record; 3) all easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

This is improved (X) property known as **4773 Bowfield Drive, Antioch, TN 37013**
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 8th day of June, 2016.

Estate of Doris Edna Mullins

BY: Tammy Lynn Dunn, Executrix
Tammy Lynn Dunn, Executrix

BY: Tammy Lynn Dunn
Tammy Lynn Dunn, Heir

BY: Jerry Carmack Mullins Jr.
Jerry Carmack Mullins, Heir
JP

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tammy Lynn Dunn, Executrix of the Estate of Doris E. Mullins and Tammy Lynn Dunn and Jerry Carmack Mullins, JP Heirs of the Estate of Doris Edna Mullins the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee, this 8th day of June, 2016.

Commission Expires:_____ Gail C. Vincent
Notary Public

GAIL C. VINCENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 6, 2018

Certificate of Authenticity

I, ASHLEE D PAGE, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019