| Davidson County | DEEDWARR |
|---|---|
| Recvd: 06/09/16 11:57 | 2 pgs |
| Fees:13.00 Taxes:1898.10 | |
| **20160609-0058377** | |


PREPARED BY (AND RETURN TO):

*Wilkins & Ivey, Attys.*

*Attorneys at Law*
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
*Phone (615) 298-3312 - Fax (615) 292-8746*

Christy Wilkins Ivey — *Percy Wilkins, Jr. (retired)*


W & I Ref: (DM) Title No.: 58342
Dav. Co. File: Box 8

16279

| ADDRESS NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT: |
|---|---|
| Marjorie Thompson<br>58 Revere Park<br>Nashville, TN 37205 | Same |

**TAX MAP PARCEL NUMBERS:** 116080CO5800CO

# *WARRANTY DEED*

**FOR AND IN CONSIDERATION** of the sum of **$513,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Brian S. Mulligan, married,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Marjorie Thompson** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 58 on the Plan of Revision No. 2 Sugartree Phase #2, as of record in Plat Book 4860, page 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5238, page 93, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a complete description.

Being the same property conveyed to Brian S. Mulligan, unmarried, by Warranty Deed from Tina L. Dennett, unmarried, dated June 13, 2014 and recorded June 18, 2014, of record in Inst. NO. 20140618-0053321, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Plat Book 4860, page 79 and 80, amended in Book 5005, page 144, Book 5010, page 117, Book 5015, page 550, Book 5072, page 165, Book 5084, page 960, book 5121, page 89, Book 5122, page 326, Book 5169, page 426, Book 5191, page 412, Book 5222, page 468, and in Book 5238, page 93, said Register's Office; The Declaration of Covenants, Conditions and Restrictions of record in Book 4857, page 157, Book 4874, page 463, Book 4911, page 356, Book 4995, page 126, Book 5003, page 688, Book 5087, page 220, Book 5152, page 401, Book 5514, page 138, Book 5691, page 61 and Book 11758, page 466, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

Macy Mulligan, spouse of Brian S. Mulligan, joins in execution of this instrument in order to convey any marital interest she might have in the subject property.

**This is improved property, known as 58 Revere Park, Nashville, TN 37205**

**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, Grantee's heirs or assigns, forever.

**GRANTOR COVENANTS** with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

**GRANTOR FURTHER COVENANTS** and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

**WITNESS THE EXECUTION HEREOF** this 6th day of June, 2016.

**Brian S. Mulligan**

**Macy Mulligan**

**State of** Tennessee

**County of** Davidson

On this 6th day of June, 2016, before me the undersigned authority, personally appeared **Brian S. Mulligan and Macy Mulligan** to me known (or proved to me on the basis of satisfactory evidence) to be the person (s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires:

**State of** Tennessee

**County of** Davidson

**AFFIDAVIT**

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $513,000.00.

Affiant

Sworn and subscribed before me this 6th day of June, 2016.

Notary

My Commission Expires: 3/6/18

DIANA D. CHASE
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY

True Copy Certification

I Anita L. Leach, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true correct copy of the original document executed and authenticated according to law.

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

Shelly M Smith

Commission Expires 4-24-2018