	State of Tennessee County of Davidson The actual consideration or value, whichever is greater, for this transfer is **$172,500.00.** Affiant Subscribed and sworn to before me, this the 28th day of February, 2017. Notary Public My commission expires: 1-8-19 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
GREENVUE TITLE & ESCROW, LLC
2207 Crestmoor Road, Suite 101
Nashville, TN 37215

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Padrick Mullen and Monica Liz Cutler	**NEW OWNER**	**150-01-0-104.00**
502 Rural Hill Road		
Nashville, TN 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,
WILLIAM MEDDERS AND KATIE MEDDERS, HUSBAND AND WIFE,
HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Padrick Maxwell Mullen, unmarried, Monica Liz Cutler, unmarried and Michael P. Mullen, married, each a 1/3 undivided interest and all as joint tenants with rights of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot(s) 117, as shown on the map entitled the Plan of Edge-O-Lake Estates, Section IV, of record in Plat Book 3600, page 87, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to WILLIAM MEDDERS AND KATIE MEDDERS, HUSBAND AND WIFE, by deed from HEATHER HILLEY AND WIFE, DARYL HILLEY, of record in Instrument No. 20150630-0062956, dated June 26, 2015, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO TAXES FOR THE CURRENT YEAR, ANY AND ALL ZONING REGULATIONS, RESTRICTIONS, SETBACK LINES, EASEMENTS, AND ENCUMBRANCES OF RECORD, IF ANY, AS MAY AFFECT THE PREMISES.

This is improved property known as 502 Rural Hill Road, Nashville, TN 37217.

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, his heirs and assigns, forever; and Grantor does covenant with said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same in 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 Grantee, his 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.

BILL GARRETT, Davidson County
Trans:T20170017932 DEEDWARR
Recvd: 03/02/17 08:23 2 pgs
Fees:13.00 Taxes:638.25
20170302-0020506

Witness my/our hand(s) this 28th day of February, 2017.

WILLIAM MEDDERS

KATIE MEDDERS

State of Tennessee
County of Davidson

On this 28th day of February, 2017, before me personally appeared, **WILLIAM MEDDERS AND KATIE MEDDERS, HUSBAND AND WIFE,** to me known to be the person(s) described in or proved to me on the basis of satisfactory evidence, and who executed the foregoing instrument for the purpose therein contained, and who acknowledged the execution of the same to be their free act and deed.

My Commission Expires: 8-20-2019

Notary Public

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY