BILL GARRETT, Davidson County
Trans: T20170022958 DEEDWARR
Recvd: 03/17/17 13:02 2 pgs
Fees: 13.00 Taxes: 3533.50
20170317-0026338

WARRANTY DEED

28404

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $955,000.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME THIS THE 13th DAY OF MARCH, 2017.

(Affix Seal) Notary Public

My Commission Expires:

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-25-2020

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:

BRENDA FRANKS HALE
HALE AND HALE, PLC
198 EAST MAIN STREET, STE 200
FRANKLIN, TN 37064

Address of New Owners:	Send Tax Bills To:	Tax ID#:
David H. Mullendore and Karen P. Mullendore	New Owners	Map/Parcel
47 Green View		104 14 0G 093.00CO
Nashville, Tennessee 37205		

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, GLYNA F. ADERHOLD, hereinafter called the GRANTOR, has bargained and sold, and by these presents do hereby transfer and convey unto DAVID H. MULLENDORE AND KAREN P. MULLENDORE, husband and wife, hereinafter called the GRANTEES, their heirs and assigns, that 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. 135 on the Plan of Revised Final Plat of Whitworth, Phase 01A/Green View, as of record in Plat Book 7900, pages 140 through 145, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James D. Aderhold, Jr. and wife, Glyna F. Aderhold by Warranty Deed from Jill F. Chambers, unmarried, dated May 29, 2001, of record in Instrument No. 20010601-0057152, Register's Office for Davidson County, Tennessee. The said James D. Aderhold, Jr. having since quitclaimed his interest in the property to Glyna F. Aderhold, dated August 23, 2001, of record in Instrument No. 20010830-0094516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Davidson County Taxes for the year 2017 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEES, who will be responsible for payment of said taxes when they become due and payable. Map/Parcel 104 14 0G 093.00CO.
2. All matters appearing on the Plan of Revised Final Plat of Whitworth, Phase 01A of record in Plat Book 7900, page 140 through 145, Register's Office for Davidson County, Tennessee.
3. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 8047, Page 243, Book 8026, page 305; Book 8282, page 45; Book 8830, page 249; Book 9778, page 27, and Instrument No. 20100615-0046543, Register's Office for Davidson County, Tennessee.
4. Amended By-Laws of record in Instrument No. 20020812-0097386, Register's Office for Davidson County, Tennessee.
5. Charter for Whitworth Homeowners' Association of record in Book 8090, page 691, as amended in Book 8283, page 523, Register's Office for Davidson County, Tennessee.
6. Conveyance of Common Area to Whitworth Homeowners's Association of record in Book 9778, pages 29 and 32, Register's Office for Davidson County, Tennessee.
7. Sewer Easement of record in Book 3467, page 194 and Book 3505, page 338, Register's Office for Davidson County, Tennessee.
8. Easement for water mains and appurtenances of record in Book 7868, page 959, Register's Office for Davidson County, Tennessee.
9. All matters appearing on the Boundary Plan of record as Book 6900, pages 838-841, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 47 Green View, Nashville, Tennessee 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 GRANTEES, their heirs and assigns forever; and the GRANTOR, does covenant with the said GRANTEES that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out; and she does further covenant and bind herself, her heirs and/or assigns, 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.

James D. Aderhold, Jr., husband of Glyna F. Aderhold, hereby joins in this conveyance for the purpose of conveying any and all right, title and interest he may have in the subject property, by reason of his marital status, or otherwise.

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 13th day of March, 2017:

Glyna F Aderhold

Glyna F. Aderhold

James D. Aderhold, Jr.

James D. Aderhold, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, Glyna F. Aderhold, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2017:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned authority, a Notary Public for said County and State, James D. Aderhold, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 13th day of March, 2017:

Notary Public

My commission expires: 4-8-17

BRENDA FRANKS HALE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
MY COMMISSION EXPIRES: APRIL 8, 2017