Davidson County	DEEDWARR
Recvd: 03/29/17 11:23	2 pgs
Fees:13.00 Taxes:666.00	
20170329-0030489	

GRN-171129FC

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Deirdre D. Jones
Affiant

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27 day of March, 2017.

Notary Public

MY COMMISSION EXPIRES: 12-23-20
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title and Escrow Green Hills , 30 Burton Hills, Suite 210, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
David O. Jones, Sr. and Deirdre D. Jones	Lenders Select Mortgage Group	025 11 0 032.00
(NAME)	(NAME)	
405 Highland Heights Drive	596 Lynnhaven Parkway, Suite 200	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Virginia Beach, CA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of One Hundred Eighty Thousand And No/100 Dollars ($180,000.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Doug Mullican and Marzetta M. Mullican, husband and wife**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **David O. Jones, Sr. and Deirdre D. Jones, husband and wife**, 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:

Lot Number 31 on the Plan of Highland Heights Acres, of record in Book 3700, Page 97, said Register's Office, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Doug Mullican and Marzetta M. Mullican, as husband and wife by Special Warranty Deed from HSBC Mortgage Services, Inc., organized and existing under the laws of the United States of America dated July 31, 2008 and recorded August 29, 2008 as Instrument No. 20080829-0088849, in said Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 405 Highland Heights Drive, Goodlettsville, TN 37072

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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, has 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 27 day of March, 2017

Doug Mullican

Doug Mullican

Marzetta M. Mullican

Marzetta M. Mullican

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Doug Mullican and Marzetta M. Mullican, the 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 and official seal, this the 27th of March, 2017.

Notary Public

My Commission Expires: 12-23-20

(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification

I Shelly M Smith, 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.

Shelly M. Smith

State of Tennessee/County of Williamson SS:

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

Rebecca Kroger
Commission Expires: 9-22-20

REBECCA KROGER
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY

File Number: GRN-171129FC