BILL GARRETT, Davidson County
Trans:T20170026404 DEEDWARR
Recvd: 03/29/17 11:31 2 pgs
Fees:13.00 Taxes:1147.00
20170329-0030504

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $310,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March 2017

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

KARA L. WALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-18-2018

MST 2017-0410

THIS INSTRUMENT WAS PREPARED BY:

James T. Oglesby, Attorney and Yvette L. Meldrum, Attorney
Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Owen K. Mullens and Deborah L. Mullens	Movement Mortgage	061 06 0 170.00
(NAME) 4303 Graycroft Avenue	(NAME) 841 Seahawk Circle	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Virginia Beach, VA 23452	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Julia A. Cotten, unmarried,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Owen K. Mullens and Deborah L. Mullens, 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:

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Tommy Lee Subdivision of record in Plat Book 6200, Page 564, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Julia A. Cotten, unmarried, by Warranty deed from Tommy T. Jones and Oneta F. Lee, husband and wife of record in Book 7762, page 345, Register's Office for Davidson County, Tennessee, dated January 25, 1989 and recorded on January 31, 1989.

Subject to: Property taxes have been prorated and the Grantee has assumed payment thereof when same become due and payable. Taxes for the year 2017, a lien not yet due and payable. Subject to all matters shown on the Plan of record in Plat Book 6200, Page 564, Register's Office for Davidson County, Tennessee. Amendment to abandon and nullify driveway easement recorded at Book 8026, page 857 Sanitary Sewer and/or Storm Drainage Easement of record in Book 4139, Page 124, in the Register's Office for Davidson County, Tennessee.

This property, known as 4303 Graycroft Avenue, Nashville, TN 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 my/our hand(s) this 24th DAY OF March, 2017.

Julia A. Cotten

Julia A. Cotten

STATE OF Tennessee

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Julia A. Cotten, with whom I am personally acquainted (or provided 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, this the 24th day of March, 2017.

Notary Public

My Commission Expires: 9/7/20

(SEAL)

