WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20170059219 DEEDWARR
Recvd: 07/11/17 12:21 2 pgs
Fees: 13.00 Taxes: 721.50
20170711-0069684

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of June, 2017

Notary Public:

MY COMMISSION EXPIRES: 3/20/18
(AFFIX SEAL)

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP - PARCEL NUMBERS:
Juan Francisco Zamora Rivas	SWBC Mortgage Corporation	Parcel ID:
221 Overby Drive	9311 San Pedro #100	14807004000
Antioch, TN 37013	San Antonio TX 78216	

FOR AND IN 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

Mary Joleen Collingsworth and Michael Mullins and Robert B. Mullins aka Blake Mullins and Goldie Burnett and Monica Baker and Mona Crane, Heirs of the Estate of Kathleen M. Mullins

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto
Juan Francisco Zamora Rivas , unmarried
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. 872 on the Plan of Cherokee Hills, Section Eight, as of record in Book 3700, Page 154, Register's Office for said County.

Said Lot No. 872 fronts 70.0 feet on the westerly margin of Overby Drive and extends back 160.8 feet on the northerly line and 161.2 feet on the southerly line, to a line in the rear on which it measures 70.0 feet.

Being the same property conveyed to Donald R. Mullins and wife, Kathleen M. Mullins by deed from Emmet D. Betty and wife, Mary H. Betty, of record in Book 5993, Page 180, dated January 8, 1983, Register's Office for said County. The said Donald R. Mullins died September 3, 2003, and title vested in Kathleen M. Mullins as surviving tenant by the entirety. The said Kathleen M. Mullins died September 27, 2016, with a Will, but the Estate was not probated. Mary Joleen Collingsworth, Michael Mullins, Robert B. Mullins aka Blake Mullins, Goldie Burnett, Monica Baker, f/k/a Monica Yates and Mona Crane execute this instrument as the Heirs of the Estate of Kathleen M. Mullins and Phyllis Boudreau. See also Affidavits of Heirship of record in Instrument 20170711-0069676 ; 20170711-0069677, 20170711-0069678 ; and 20170711-0069679, Register's Office for said County.

This conveyance is subject to Restrictions of record in Book 4198, Page 609, said Register's Office.

This conveyance is made subject to: (1) 2017 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 3700, Page 154, said Register's Office.

The signature of Robert B. Mullins, Goldie Burnett, Monica Baker and Mona Crane is signed by his/her/their duly appointed Attorney-in-Fact, Mary Joleen Collingsworth, pursuant to the Powers of Attorney of record in Instrument 20170711-0069680 ; 20170711-0069681 ; 20170711-0069682 ; and 20170711-0069683, said Register's Office.

Robert B. Mullins and Blake Mullins being one and the same person.
Monica Baker and Monica Yates being one and the same person.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 221 Overby Drive, Antioch, TN 37013

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 our hands this 29th day of June, 2017.

Mary Joleen Collingsworth
Mary Joleen Collingsworth

Michael Mullins
Michael Mullins

Robert B. Mullins by Mary Joleen Collingsworth attorney-in-fact
Robert B. Mullins
By: Mary Joleen Collingsworth,
Attorney-in-Fact

Goldie Burnett by Mary Joleen Collingsworth attorney-in-fact
Goldie Burnett
By: Mary Joleen Collingsworth,
Attorney-in-Fact

Monica Baker by Mary Joleen Collingsworth attorney-in-fact
Monica Baker
By: Mary Joleen Collingsworth,
Attorney-in-Fact

Mona Crane by Mary Joleen Collingsworth attorney-in-fact
Mona Crane
By: Mary Joleen Collingsworth,
Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Joleen Collingsworth and Michael Mullins, with whom I am personally acquainted (or proved 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 at Nashville, Tennessee, this 29th day of June, 2017.

My Commission Expires: 7-2-18

Notary Public

ZARA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Mary Joleen Collingsworth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument on behalf of Robert B. Mullins, Goldie Burnett, Monica Baker, and Mona Crane as his/her/their Attorney in Fact as the free act and deed of the within named Robert B. Mullins, Goldie Burnett, Monica Baker, and Mona Crane.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of June, 2017.

My Commission Expires: 7-2-18

Notary Public

ZARA C. PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.