STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $252,900.00.

Sarah M. Dooley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF July, 2017.

A. Walston
Notary Public
MY COMMISSION EXPIRES: 3-2-2021
File No. G17-8910D

ANN ELISE WALSTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

BILL GARRETT, Davidson County
Trans:T20170064686 DEEDWARR
Recvd: 07/27/17 15:09 2 pgs
Fees:13.00 Taxes:935.73
20170727-0076369

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Terry Ray Martin and Cheryl Ann Martin, husband and wife (NAME)	United Wholesale Mortgage (NAME)	33-3-B-103 CO
128 Ivy Hill Lane (STREET ADDRESS)	1414 East Maple Rd (STREET ADDRESS)	
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	Troy, MI 48083 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, I, **Susan Mulraine, married**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Terry Ray Martin and Cheryl Ann Martin, 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. 14 on the plan of DRY CREEK FARMS, PHASE 3, as shown by plat of record in Instrument No. 20070221-0021236 and as corrected in Instrument No. 20070411-0043542, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Susan Clark from Beazer Homes Corp., a Tennessee Corporation by Deed of record in Instrument No. 20071023-0125155, said Register's Office.

FURTHER BEING the same property conveyed to Susan Mulraine from Susan Clark, now Susan Mulraine, by Quit Claim Deed dated June 22, 2009, as Instrument No. 20090713-0064918, in the Register's Office for Davidson County, Tennessee.

Loren Mulraine hereby waives any marital interest he may have in said property.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.
2. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20070221-0021236 and as corrected in Instrument No. 20070411-0043542, Register's Office for Davidson County, Tennessee.
3. Charter of Homeowner's Association of record in Instrument No. 20041005-0119646, Register's Office for Davidson County, Tennessee.
4. Master Deed and Amendments, Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, powers of attorney, and limitations on title set forth in restrictions recorded in Instrument No. 20031001-0145053, Instrument No. 20040921-0113624, Instrument

No. 20060130-0011538, Instrument No. 20070424-0048575, and Instrument No. 20080611-0060336, and in any allied instrument(s) referred to in said restrictions.

5. Common Area conveyed to Homeowner's Association of record in Instrument No. 20041105-0133611, Instrument No. 20060130-0011537 and Instrument No. 20070424-0048576, Register's Office for Davidson County, Tennessee.

The 2016 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 128 Ivy Hill Lane, Goodlettsville, TN 37072.

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. Whenever 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 25th day of July, 2017.

Susan Mulraine 7/25/17
Susan Mulraine Date

Loren Mulraine 7/25/17
Loren Mulraine Date

July 25, 2017
Date

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 Susan Mulraine and Loren Mulraine, the bargainor(s), 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, this 25th day of July, 2017.

My Commission Expires:_____

Notary Public

D. TODD SHOLAR
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
EXPIRES 8-21-18

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066