Bill Garrett Davidson County
Batch# 8059 DEEDWARR
10/04/2017 08:28:30 AM 3 pgs
Fees: $18.00 Taxes: $410.70
20171004-0101524

THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
Andrew J. Mullen
Ark-LA-Tex Financial Services
5160 Tennyson Pkwy, Suite 1000
Plano, TX 75024
SEND TAX BILLS TO:
NEW OWNER

WARRANTY DEED

(Map 136 03 0A, Parcel 91.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, the undersigned, **BILLIE GOEPFERT, unmarried,** hereinafter referred to as "Grantor", has bargained and sold and does hereby transfer and convey unto **ANDREW J. MULLEN, a single man,** hereinafter referred to as "Grantee", his heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

LAND located in Davidson County, Tennessee, being Townhouse No. 7, Building No. 18, on the Plan of Phase I, Condominium Townhouses, Priest Lake Park, according to plat and survey of same appearing of record in Plat Book 4460, page 79 and revised in Plat Book 4460, page 88, in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for more complete details as to location and description of said lot.

BEING the same property conveyed to Billie Goepfert, by Warranty Deed from June F. Hughes, dated February 28, 2005, of record in Instrument No. 20050302-0022955, in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Book 4460, page 79, and revised in Book 4460, page 88; to Restrictive Covenants, conditions, easements and restrictions of record in Book 4651, page 412 ; to Clarification of Master Deed of record in Book 4943, page 692; to Homeowners Association By-Laws of record in Book 8115, page 838; Book 9089, page 765; Instrument No. 20050817-0097909; to Exhibit IV to Master Deed of Priest Lake Park Condominiums Townhouse Priest Lake Park Condominiums, Inc. of record in Record Book 5083, page 417, and record in Book 5189, page 671; to Amended and Restated Rules and Regulations of record in Book 7679, page 173; Book 8115, page 849; to Priest Lake Park Condominiums, Inc., Amended and Restated Rules and Regulations of record in Book 9089, page 757, Book 9507, page 606, Book 9927, page 75, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20060228-0022872 and Instrument No. 20150709-0066742; to Reinstated Homeowner Repair Responsibility List of record in Instrument No. 20060228-0022873; to Addition to PLPC Rules & Regulations of record in Instrument No. 20161205-0127268; to Charter of Articles of Incorporation of Priest Lake Park Condominiums, Inc., of record in Book 4944, page 115, all in the Register's Office for Davidson County, Tennessee; and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 3880 Priest Lake Drive, Apt 7, Nashville, TN 37217.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantee, his heirs and assigns, forever.

Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2017 real property taxes which will be prorated at closing and paid by the Grantee.

Grantor further covenants and binds Grantor, her heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS MY HAND and signature on this the 28th day of September, 2017.

BILLIE GOEPFERT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billie Goepfert, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2017.

Notary Public

My Commission Expires: May 15th, 2021

(SEAL)



AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $111,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

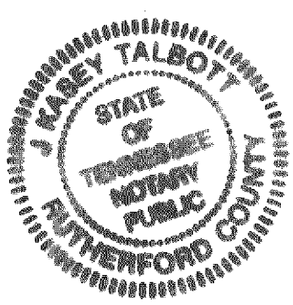
Affiant

Subscribed and sworn to before me this 28th day of September, 2017.

Notary Public

My commission expires: May 15th, 2021

File No. 20170780



TRUE COPY CERTIFICATION

I, Jill Simmons, do hereby make oath that I am a license attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jill Simmons

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Sheila McCord, a notary public for this county and state, Jill Simmons who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sheila

Notary Public

My commission expires: 3/19/19

