RESERVED FOR RECORDING STAMP	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $260,000.00. Affiant Subscribed and sworn to before me, this the 16th day of November, 2017. Notary Public My commission expires: 5/30/21

Bill Garrett Davidson County
Batch# 28131 DEEDWARR
11/20/2017 11:56:30 AM 3 pgs
Fees: $18.00 Taxes: $962.00
20171120-0118820

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

ELIZABETH PASCHALL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Daniel Deardorff	Land Home Financial Services, Inc	086-07-0A-012.00-CO
1157 Jacksons View Road	1355 Willow Way, Suite 250	
Hermitage, TN 37076	Concord, California 94520	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Justin Scott Mullins and Emily Jane Mullins, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Daniel Deardorff, a single man

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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. 12 on the Plan of Bret Ridge Subdivision of record in Plat Book 6900, Page 121, 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 Justin Scott Mullins and Emily Jane Mullins, husband and wife by Warranty deed from John R. Fullerton II and wife, Patricia D. Fullerton of record in Instrument No. 20140428-0035629 Register's Office for Davidson County, Tennessee, dated April 22, 2014 and recorded on April 28, 2014.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 1157 Jacksons View Road, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 HANDS EFFECTIVE AS OF November 16, 2017:

Justin Scott Mullins by Ryan Rafoth ATTORNEY IN FACT
Justin Scott Mullins

Emily Jane Mullins by Ryan Rafoth ATTORNEY IN FACT
Emily Jane Mullins

STATE OF TENNESSEE	)	**ACKNOWLEDGEMENT FOR**
	)	**SIGNATURE MADE BY**
COUNTY OF WILLIAMSON	)	**ATTORNEY-IN-FACT**

Personally appeared before me, a Notary Public of said County and State, Ryan Rafoth, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who, upon oath, acknowledged himself/herself to be the attorney-in-fact for Justin Scott Mullins and Emily Jane Mullins ("Principal"), the within named grantor, and that he/she executed the within instrument for the purposes therein contained by signing his/her name on behalf of Principal as the attorney-in-fact.

Witness my hand, at office, this the 16th day of November, 2017.

My Commission Expires: 5/30/21

Notary Public

20171664R

ELIZABETH PASCHALL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

True Copy Certification

I, Alyssa Rayne, do hereby make oath that I am a licensed 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.

Alyssa Rayne

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Ashley Ann Reiss, a notary public for this county and state, Alyssa Rayne who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Ashley Ann Reiss

Notary's Signature

My Commission Expires: 2/9/2020

Notary' Seal (if on paper)

