Warranty Deed

Bill Garrett
Batch# 75244
04/02/2018 10:48:21 AM
Fees: $13.00 Taxes: $737.22

Davidson County
DEEDWARR
2 pgs

20180402-0030096

JAMIE C. POLK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$199,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th day of March, 2018.

NOTARY PUBLIC:
MY COMMISSION EXPIRES: 3/10/18
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Levi J. Dinger and Alyssa A. Dinger 4832 Bowfield Drive Antioch, TN 37013	Franklin American Mtg. 6100 Tower Cir., Ste. 600 Franklin, TN 37067	149-13-036.00

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,

Betty S. Mullican, widow, unmarried

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Levi J. Dinger and Alyssa A. Dinger, 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. 179 on the Plan of Debra Heights, Section Two (erroneously shown as Section 1 on prior Deed), as of record in Plat Book 3700, Page 39, amended in Book 3977, Page 632, Register's Office for said county to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Billy K. Mullican and wife, Betty S. Mullican by Deed from James Lloyd Newell and wife Carolyn Jean Newell of record in Book 4623, Page 119, Register's Office for Davidson County, Tennessee. Billy K. Mullican died November 27, 2014 leaving property vested in Betty S. Mullican as surviving tenant by the entirety.

This conveyance is made subject to the following:

1) 2018 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3700, Page 39 amended in Book 3977, Page 632, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as: **4832 Bowfield Drive, Antioch, TN 37013**
(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 hand(s) this 30 day of March, 2018.

Betty S. Mullican

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Betty S. Mullican, with whom I am personally acquainted, (or who 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, at office, this 30th day of March, 2018.

NOTARY PUBLIC

My Commission Expires: 9-7-21

SUSAN FRENSLEY NEWTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2021

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076