Box #14 G# 30970.3

WARRANTY DEED

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$15,000.00.**

Affiant

Subscribed and sworn to before me, this the 25th day of July, 2018.

Notary Public

My commission expires: 1/17/21
(AFFIX SEAL)

JOHN T. COOK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Bill Garrett Davidson County
Batch# 122164 DEEDWARR
07/30/2018 10:15:01 AM 2 pgs
Fees: $13.00 Taxes: $55.50

20180730-0073882

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
David W. Jones **Jeannie S. Jones**	**"New Owner"**	**110-00-0-067.00**
4839 Alvin Sperry Road	3587 Earhart Road	
Mt. Juliet, TN 37122	Mt.Juliet, TN 37122	

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

Frank Curtis Mullins, Sylvia Jean Mullins Smith, and Rebecca Lois Mullins Roark, and RoseAnn Mullins Howell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

David W. Jones and Jeannie S. Jones, 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:

BEGINNING at a cedar tree and the corner to the land of Joe Martin, thence West along and with said Joe Martin line, a distance of 208 feet to a stake and corner to the land line of Joe Martin, thence North along and with said Joe Martin land line, a distance of 104 feet to a corner; thence East a distance of 208 feet to the point in the land line of Floyd Marlin; thence South along and with said Floyd Marlin line a distance of 104 feet to the point of the beginning. Also, being bounded on the East by the lands of Floyd Marlin, on the South and West by the lands of Joe Martin and on the North by the lands of the first party and being a portion of a certain larger tract of land conveyed to Mrs. Mamie Gotto by Deed of Joe. E. Martin and Sally M. Martine dated May 7, 1955 and recorded in Book 2401, Page 223, Register's Office for Davidson County, Tennessee.

Also included in this conveyance is a right to use any and all purposes, a 16 foot road way, said strip of ground, being the said lot, taken of the Northern part of the real estate owned by Floyd Marlin and conveyed to Mamie Gotto by Deed of Floyd R. Marlin dated August 5, 1956, also included in the conveyance is a 16 foot roadway across the East end of the property of Mamie Gotto to the lands of the second party.

BEING part of the same property conveyed to Frank D. Mullins and wife Mary Jean Mullins, by Deed from Mamie Gotto, unmarried, dated October 21, 1961, of record in Book 3308, Page 99, Register's Office for Davidson County, Tennessee.

THE said Frank D. Mullins and Mary Jean Mullins having since died. The said Mary Jean Mullins having predeceased Frank D. Mullins on September 10,1993 **. The said Frank D. Mullins having since died intestate on February 3, 1994. By the Administration of the Estate of Frank Davis Mullins, Rebecca Lois Mullins Roark and Sylvia Jean Mullins Smith were appointed and qualified as Co-Administrators of the Frank D. Mullins Estate filed in Case No. 94P-841 in Probate Court of Davidson County, Tennessee. The said Rebecca Lois Mullins Roark and Sylvia Jean Mullins Smith as Co-Administrators of the Estate of Frank Davis Mullins (also known as Frank D. Mullins) conveyed to Rose Ann Mullins Howell, Frank Curtis Mullins, Rebecca Lois Mullins Roark and Sylvia Jean Mullins Smith, as tenants in common, by Co-Administrators' Quitclaim Deed, dated October 9, 1995, of record in Deed 9845, Page 984, Register's Office for Davidson County, Tennessee.**

RoseAnn Mullins Howell, Frank Curtis Mullins, Rebecca Lois Mullins Roark and Sylvia Jean Mullins Smith are sole heirs at law of Frank D. Mullins and Mary Jean Mullins.

Sylvia Jean Mullins Smith, Rebecca Lois Mullins Roark, Frank Curtis Mullins and Rose Ann Mullins Howell, as tenants in common having Quitclaimed to Sylvia Jean Mullins Smith, Rebecca Lois Mullins Roark, Frank Curtis Mullins and Rose Ann Mullins Howell, as joint tenants with right of survivorship by Quitclaim Deed dated October 9, 1995, of record in Book 9858, Page 551, Register's Office for Davidson County, Tennessee.

Sylvia Jean Mullins Smith a/k/a Sylvia J. Smith, Rebecca Lois Mullins Roark a/k/a Rebecca L. Roark, Frank Curtis Mullins a/k/a Frank C. Mullins and Rose Ann Mullins Howell a/k/a RoseAnn Howell.

This instrument is being executed on behalf of Sylvia J. Smith, pursuant to a Power of Attorney executed by her on the 22nd day of May 2018, of record in Instrument No. 20180712-0067427. This instrument is being executed on behalf of Rebecca L. Roark, pursuant to a Power of Attorney executed by her on the 25th day of April 2018, of record in Instrument No 20180712-0067428. This instrument is being executed on behalf of RoseAnn Howell, pursuant to a Power of Attorney executed by her on the 18th day of May 2018, of record in Instrument No. 20180712-0067429, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) Taxes for the current year which have been prorated and assumed by the Grantee(s) herein and for the subsequent years, not yet due and payable.

This is Improved (__X__) Unimproved (____) property, known as **4839 Alvin Sperry Road, Mt. Juliet, TN 37122**

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 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/our hand(s) this **25th** day of **July, 2018.**

Frank C. Mullins By Frank C Mullins Atty in Fact
Frank C. Mullins

Rebecca L Roark By Frank C Mullins Atty in Fact
Rebecca L. Roark by: Frank Curtis Mullins, Attorney in Fact for Rebecca L. Roark

RoseAnn Howell By Frank C Mullins Atty in Fact
RoseAnn Howell, by: Frank Curtis Mullins, Attorney in Fact for RoseAnn Howell

Sylvia J Smith By Frank C Mullins Atty in Fact
Sylvia J. Smith, by: Frank Curtis Mullins, Attorney in Fact for Sylvia J. Smith

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Frank C. Mullins,** the within named sellers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **25th** day of **July 2018.**

Notary Public

My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **Frank Curtis Mullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **Rebecca L. Roark**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **Rebecca L. Roark** for the purpose therein contained by signing the name of **Rebecca L. Roark**, by himself as Attorney- In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **Frank Curtis Mullins**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for **RoseAnn Howell**, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said **RoseAnn Howell** for the purpose therein contained by signing the name of **RoseAnn Howell**, by himself as Attorney- In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State aforesaid, the within named **Frank Curtis Mullins,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Attorney-In-Fact for Sylvia J. Smith, and that he as such Attorney-In-Fact executed the foregoing instrument on behalf of and as the personal act and deed of the said Sylvia J. Smith for the purpose therein contained by signing the name of Sylvia J. Smith, by himself as Attorney- In-Fact.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of July 2018.

Notary Public
My Commission Expires: 1/17/21

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY