THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Rd, Ste 203A
Nashville, TN 37215

CRT File No. 180616686

Bill Garrett Davidson County
Batch# 124040 DEEDWARR
08/02/2018 11:22:31 AM 2 pgs
Fees: $13.00 Taxes: $2,275.50
20180802-0075776

RICHARD LOUIS RIECK NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES NOVEMBER 8, 2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $615,000.00.

Pamela S. Mulvey
Affiant

Subscribed and sworn to before me, this 31st day of July, 2018.

Notary Public
My Commission Expires: _____

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Theresa Vail and Glenn Vail 5813 Fredricksburg Drive Nashville TN 37215	New Owner	Tax Parcel ID No. 145-05-0-012.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **John A. Mulvey and Pamela S. Mulvey, husband and wife** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **Theresa Vail and Glenn Vail, husband and wife**, ("Grantees"), their successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 , as shown on the map entitled Plan of Tyne Valley Estates, Section 4, of record in Book 3600, page 10, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JOHN A. MULVEY AND WIFE, PAMELA S. MULVEY, by deed from RICHARD H. SEAY, SR. AND WIFE, BARBARA L. SEAY, of record as Instrument No. 20030702-0091377, dated June 27, 2003, said Register's Office.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

General or special taxes and assessments required to be paid in the year 2018 and subsequent years for Map-Par. 145-05-0-012.00.

Liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

Matters shown on the Plan of record in Book 3600, page 10, said Register's Office.

Restrictive Covenants contained in instrument of record in Book 3574, page 303, said Register's Office.

This is improved property located at 5813 Fredricksburg Drive Nashville TN 37215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it 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 for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of July, 2018.

John A. Mulvey

Pamela S. Mulvey

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, John A. Mulvey and Pamela S. Mulvey, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 31st day of July, 2018.

Notary Public

My Commission Expires: _____

