THIS INSTRUMENT PREPARED BY:

Bradley T. Bald, Esq.
The Row Title & Escrow, LLC
20 Music Square West, Suite 200
Nashville, TN 37203

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is: $250,000.00

Affiant

Subscribed and sworn to before me, this 14 day of August, 2018.

Notary Public
My Commission Expires:

STATE OF TENNESSEE NOTARY PUBLIC
ELIZABETH M. PRESTON
MONTGOMERY COUNTY

Bill Garrett Davidson County
Batch# 130649 DEEDWARR
08/17/2018 03:28:34 PM 2 pgs
Fees: $13.00 Taxes: $925.00

20180817-0081913

WARRANTY DEED

Address New Owner:	Send Tax Bills to:	Tax Information:
Ralph Gene Mullenax, III and Anna Mullenax 405 Lorna Drive Nashville, TN 37214	New Owner	Tax Parcel ID No. 096-09-0-021.00

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **WANDA J. KORTUEM N/K/A WANDA D. ABBOTT, AND LEWIS L. ABBOTT, WIFE AND HUSBAND** ("Grantors"), have this day bargained and sold, and do hereby transfer and convey to **RALPH GENE MULLENAX, III AND ANNA MULLENAX, 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. 204 on the Plan of Woodberry Park, as of record in Book 2133, pages 117, 118, and 119, Register's Office for said County.

Said Lot No. 204 fronts 113 feet on the northerly side of Lorna drive and extends back 137.2 feet on the easterly line and 160 feet on the westerly line to a dead line, in the rear, on which it measures 119.8 feet.

Being the same property conveyed to Robert C. Korteum and wife, Wanda J. Korteum by deed from Bobby G. Crowell and wife, Jean M. Crowell of record in Book 4670, page 418, Register's Office for Davidson County, Tennessee. The said Robert C. Korteum having since died on or about December 24, 2004, leaving Wanda J. Korteum the surviving tenant by the entirety.

Lewis L. Abbott, spouse of Grantor, joins in the execution of this instrument for the purpose of conveying her marital interests, if any, in said property.

This is improved property commonly known as: **405 LORNA DRIVE, NASHVILLE, TN 37214**

This conveyance is subject to all zoning and setback requirements, all general utility, sewer, drainage and any other easements and restrictions of record, the lien for property taxes that are not delinquent, any and all subdivision or condominium declarations, covenants, and restrictions of record, and any matters shown on any applicable plat.

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

And Grantors covenant that they have lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for current taxes, and

restrictions and easements of record. Grantors further covenant and bind themselves, their successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, their 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, Grantors have executed this instrument on this _____ day of August, 2018.

Wanda J Kortuem N/K/A Wanda D Abbott
WANDA J. KORTUEM N/K/A WANDA D. ABBOTT

Lewis L Abbott
LEWIS L. ABBOTT

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **WANDA J. KORTUEM N/K/A WANDA D. ABBOTT AND LEWIS L. ABBOTT**, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 17 day of August, 2018.

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public
My Commission Expires: 10/14/19

ELIZABETH M. PRESTON
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY