(1)

Return To:
McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615-377-3319

WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 136586 DEEDWARR
09/04/2018 12:12:54 PM 2 pgs
Fees: $13.00 Taxes: $1,424.50

20180904-0087252

ELIZABETH HARLAND WILLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES: JANUARY 30, 2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $385,000.00

Stacy S. Alvis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31 DAY OF August, 2018.

Elizabeth Harland Willis
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Mullinix and Katie Marie Mullinix	New Owner	
(NAME)	(NAME)	
5428 San Marcos Dr.		161-05-0-040.00
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **JEANNE P. ALVIS, UNMARRIED**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MATTHEW MULLINIX AND KATIE MARIE MULLINIX, 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. 13 on the Plan of Hillview Estates, as of record in Book 3600, Page 89, Register's Office for said County, described according to a survey by Donald W. Fortner, dated September 4, 1967, as follows:

Beginning at a point in the Easterly margin of San Marcos Drive, common corner of Lots Nos. 11 and 13; thence with the line between said two lots Northeasterly 229.46 feet; thence with the line between Nos. 13 and 21, North 12° 57' West 56.74 feet to a point in the Southerly line of a cemetery; thence with said line South 85° 29' West 75.0 feet; thence with the Westerly line of said cemetery North 4° 31' West 53.22 feet; thence with the Northerly line of Lot No. 13 South 70° 11' West 172.49 feet to a point in the Easterly margin of San Marcos Drive; thence with said margin Southeasterly a total of 112.45 feet to the point of beginning.

Being the same property conveyed to Charles R. Alvis and wife, Jeanne P. Alvis by Warranty Deed from William H. Smithson and wife, Dorothy A. Smithson, recorded on the 28th day of May, 1970 in Deed Book 4420, Page 446, in the Register's Office of Davidson County, Tennessee. Charles R. Alvis died on October 1, 1999 leaving Jeanne P. Alvis as sole surviving Tenant by the Entirety.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved
This is improved x property, known as 5428 San Marcos Dr., Nashville, TN 37220
(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 this 31st day of August, 2018

Jeanne P. Alvis
JEANNE P. ALVIS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jeanne P. Alvis, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of August, 2018.

Commission expires:

JOHN GREGORY HALL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires MAR 2 2021

Notary Public