WARRANTY DEED

Karen Y Johnson Davidson County
Batch# 153965 **DEEDWARR**
10/25/2018 09:12:57 AM 2 pgs
Fees: $13.00 Taxes: $1,184.00

20181025-0105647

R-AVE-18-7745

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $320,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF OCTOBER, 2018.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

KIM SEWELL NOTARY PUBLIC WILLIAMSON COUNTY TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ryan Acree and Rebecca Acree	Regions Bank	
(NAME)	(NAME)	**141-06-0A-060.00-CO**
7745 Poplar Ridge Drive	2001 Park Place N, Ste 150	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Birmingham AL 35203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KEITH E. MULLOY AND BRITTANY MULLOY, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **RYAN ACREE AND REBECCA ACREE, HUSBAND AND WIFE,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that 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. 35 on the Plan of Final Plat Revision to Lots 35 & 36 Poplar Ridge - Section Five of record in Plat Book 9700, Page 516, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Samuel F. Anderson Trustee by Quitclaim Deed from Keith E. Mulloy of record in Instrument No. 20111123-0091821, Register's Office for Davidson County, Tennessee, dated October 15, 2011and recorded on November 23, 2011 and within the same deed the said Samuel F. Anderson, Trustee conveyed his interest in the subject property to Keith E. Mulloy and wife, Brittany Mulloy, as joint tenants with right of survivorship.

This conveyance is subject to:
- Taxes for the year 2018 and subsequent years.
- Plan of record in Plat Book 9700, Page 385, revision of Plat Book 9700, Page 355 and Plat Book 7900, Page 150, Register's Office for Davidson County, Tennessee.
- \Covenants, Conditions and Restrictions of record in Book 8113, Page 105, amended in Book 10322, Page 76 and Book 10370, Page 333, Register's Office for Davidson County, Tennessee.
- By-Laws of record in Book 8113, Page 116, in the Register's Office for Davidson County, Tennessee.
- Charter of Poplar Ridge Homeowner's Association of record in Book 8232, Page 501, in the Register's Office for Davidson County, Tennessee.
- Quitclaim Deed for Common Areas to Poplar Ridge Homeowner's Association of record in Book 8292, Page 969, in the Register's Office for Davidson County, Tennessee.
- Easement of record in Book 10822, Page 397, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **7745 Poplar Ridge Drive, Nashville, Tennessee 37221**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 the 23rd DAY OF OCTOBER, 2018.

Keith E. Mulloy

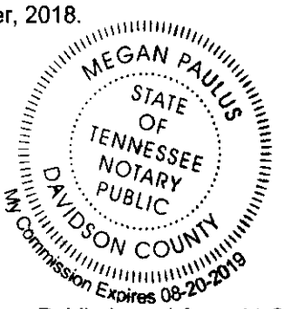
Brittany Mulloy

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of October, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)

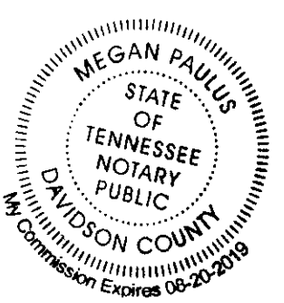


STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 23rd of October, 2018.

Notary Public
My Commission Expires: 8/20/19
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212