WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $475,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 6th day of February, 2019

Notary Public

MY COMMISSION EXPIRES: 5-20-19
(AFFIX SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

Karen Johnson Davidson County
Batch# 195188 DEEDWARR
02/14/2019 08:09:30 AM 3 pgs
Fees: $18.00 Taxes: $1,757.50
20190214-0013721

THIS INSTRUMENT WAS PREPARED BY
DeKalb Title, LLC, 210 East Public Square, Smithville, TN 37166

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO(S).
Bryan Mull and Lauren Mull, husband and wife	New Owner	129 04 0 077.00
(NAME)	(NAME)	
5911 Old Harding Pike		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Jason W. Ferrell and Rebecca Barrett Moore**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Bryan Mull and Lauren Mull, 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. 2 on the Plan of Longview Subdivision, of record in Book 6200, Page 620, 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 lands conveyed to Jason W. Ferrell, unmarried from Clinton Curtis Johnson, married by Warranty Deed dated April 5, 2004 and recorded April 8, 2004 as Instrument No. 20040408-0040122, in said Register's Office for Davidson County, Tennessee.

The said Rebecca Barrett Moore joins in this conveyance to convey any and all rights, title, and interest marital or otherwise.

Further known as: 5911 Old Harding Pike, Nashville, TN 37205
Parcel Id(s): 129 04 0 077.00

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

File Number: 1901-0077

unimproved ☐

This is improved ☒ property, known as 5911 Old Harding Pike, Nashville, TN 37205

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, has 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 our hands this 8th day of February, 2019

Jason W. Ferrell

Rebecca Barrett Moore

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Jason W. Ferrell and Rebecca Barrett Moore, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th of February, 2019.

Notary Public

My Commission Expires: 11/08/2021

(SEAL)

J. WAYNE THOMAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2021

File Number: 1901-0077

CERTIFICATE OF AUTHENTICITY

I, Morgan O'Neill, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Attorney or Custodian

Birthright Title, LLC

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned, a notary public in and for the aforesaid county and state, the within named, Morgan O'Neill, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: 5-2029

(SEAL)

JESSICA SPARNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY