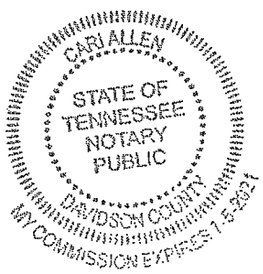
Karen Johnson Davidson County
Batch# 315943 DEEDWARR
11/15/2019 09:36:30 AM 3 pgs
Fees: $18.00 Taxes: $2,090.50
20191115-0117942



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 565,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th day of November, 2019

Notary Public

MY COMMISSION EXPIRES: 1-5-21

(AFFIX SEAL)

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
LEHMAN TITLE & ESCROW, LLC 1646 WESTGATE CIR, STE 102 BRENTWOOD, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
John R. Tilley and Ryan R. Tilley	New Owner	155-10-0B-026.00-CO
(NAME)	(NAME)	
7213 Natchez Pointe Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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,

PHILIP MULLEN AND CHRISTY MULLEN, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JOHN R. TILLEY AND RYAN R. TILLEY, 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. 26, on the Final Plat of Natchez Pointe, of record in Instrument No. 20080402-0033047, in the Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Philip Mullen and Christy Mullen, husband and wife by Deed dated February 9, 2017 from Dalamar Homes, LLC., a Tennessee Limited Liability Company, recorded February 15, 2017, in Book 20170215-0015666, in the Official Records of Davidson County, Tennessee.

Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20080402-0033047, in the Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument No. 20080128-0008610 and Instrument No. 20180521-0048617, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of record in Instrument Number 20080128-0008611, in the Register's Office for Davidson County, Tennessee.

Stormwater Detention Agreement of record in Instrument Number 20070226-0023092, in the Register's Office for Davidson County, Tennessee.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Number 20070226-0023127, in the Register's Office for Davidson County, Tennessee.

Easement for Tennessee Valley Authority of record in Book 6471, Page 897 and Instrument No. 20000331-0032265, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 4150, Page 109, in the Register's Office for Davidson County, Tennessee.

LT&E File #16155

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This *Improved* property is commonly known as: 7213 Natchez Pointe Drive, Nashville, TN 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 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/our hand(s) this 13th day of November, 2019

Philip Mullen

Christy Mullen

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of November, 2019, before me personally appeared Philip Mullen and Christy Mullen, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 13th day of November, 2019.

Notary Signature
My commission expires: 11/14/24

STATE OF TENNESSEE NOTARY PUBLIC
TRENT LEHMAN
COUNTY OF WILLIAMSON

LT&E File #16155

Certificate of Authenticity

I, Venikkia Branch, 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

Signature

State of Tennessee
County of Davidson
Personally appeared before me, Cari Allen a notary public for this county And state, Venikkia Branch who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

My Commission Expires: 7-5-21