

Karen Johnson Davidson County
Batch# 316310 DEEDWARR
11/15/2019 09:56:32 AM 2 pgs
Fees: $13.00 Taxes: $2,016.50

20191115-0117968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS 545,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 4/24/2020

(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
Philip Mullen and Christy Mullen	New Owner	126-16-0A-563.00-C
(NAME) 7385 Riverfront Drive	(NAME)	
(ADDRESS) Nashville, TN 37221	(ADDRESS)	
(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,

PATRICK PARKER AND WIFE, KRISTEN J. PARKER,

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

PHILIP MULLEN AND CHRISTY MULLEN, 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, TN, BEING Lot No. 198, on the Plan of Final Plat of Riverwalk, Phase 4A, of record in Instrument No. 20060214-0017733, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Patrick Parker and wife, Kristen J. Parker by Deed dated September 26, 2006 from The Jones Company of Tennessee, LLC., a Missouri Limited Liability Company, recorded October 24, 2006, in Instrument Number 20061024-0131710, in the Official Records of Davidson County, Tennessee.

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: 7385 Riverfront Drive, Nashville, TN 37221

LT&E File #15805

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

Patrick Parker

Kristen J. Parker

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 13th day of November, 2019, before me personally appeared Patrick Parker and Kristen J. Parker, 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

J. TRENT LEHMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON