WARRANTY DEED

Prepared by:
Record and Return to:
Chapman and Rosenthal Title, Inc
2002 Richard Jones Rd., Ste 200-A
Nashville, TN 37215

J-RMX-19-529

MCKENZIE TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY COMMISSION EXPIRES MARCH 17, 2020

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $318,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27 DAY OF NOVEMBER, 2019.

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

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)
Andrew Thoen and Hayley Cowoski	NEW OWNER	
(NAME)	(NAME)	
529 Wheatfield Way		**114-7-B-23.00CO**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(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, **DAVID JOSEPH MULLINS AND ASHLEY LAUREN MULLINS, HUSBAND AND WIFE,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **ANDREW THOEN, UNMARRIED MAN, AND HAYLEY COWOSKI, UNMARRIED WOMAN, JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** , 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. 126 on the Plan of Section One, Westchase R20 Residential P.U.D. of record in Plat at Instrument No. 20021203-0148525, 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 David Joseph Mullins and Ashley Lauren Mullins, husband and wife, by Warranty Deed from Mark G. Ridge, married, recorded August 27, 2015 in Instrument No. 20150827-0086706, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:
- Subject to all matters shown on the Plan of record as Instrument No. 20021203-0148525, Register's Office of Davidson County, Tennessee.
- Subject to all matters shown on the Boundary Plat of record in Plat Book 9700, Page 521, Register's Office for Davidson County, Tennessee.
- Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20021126-0146387, Register's Office for Davidson County, Tennessee.
- Rules and Regulations of record in Instrument No. 20160308-0021966, Register's Office for Davidson County, Tennessee.
- Easement(s) of record in Book 751, Page 374; Book 787, Pages 13 and 14; Book 5222, Page 720; Book 8626, Page 852; Instrument No. 20021028-0131574 and Instrument No. 20021104-0134795, in the Register's Office for Davidson County, Tennessee.
- Rights of Ingress and Egress to and from family cemetery as set forth in the Agreement of record in Book 2484, Page 315, in the Register's Office for Davidson County, Tennessee.
- Easement to Harpeth Valley Utility District of record in Instrument Number 20050509-0052106, in the Register's Office for Davidson County, Tennessee.
- Subject to rights of others in and to the common areas and/or elements.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **529 Wheatfield Way, Nashville, Tennessee 37209**.

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.

Karen Johnson Davidson County
Batch# 323097 **DEEDWARR**
12/02/2019 01:18:48 PM 2 pgs
Fees: $13.00 Taxes: $1,176.60

20191202-0123697

Warranty Deed

Witness my/our hand(s) this the 27 DAY OF NOVEMBER, 2019.

David Joseph Mullins by John Gleaves, Attorney-in-Fact

Ashley Lauren Mullins by John Gleaves, Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gleaves, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of DAVID JOSEPH MULLINS AND ASHLEY LAUREN MULLINS, and who acknowledged he/she/they executed the same as the free act and deed of the said DAVID JOSEPH MULLINS AND ASHLEY LAUREN MULLINS.

Witness my hand and official seal, this the 27th of November, 2019.

Notary Public
My Commission Expires: 7-6-2020
(SEAL)

KRISTEN RADCLIFFE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

RETURN TO:
Rudy Title and Escrow, LLC
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Nashville, TN 37212