Karen Johnson Davidson County
Batch# 335126 DEEDWARR
12/27/2019 08:46:52 AM 3 pgs
Fees: $18.00 Taxes: $1,306.10
20191227-0133528

THIS INSTRUMENT WAS PREPARED BY AND RETURN TO:

Birthright Title Agency
405 Two Mile Pike, Suite B
Goodlettsville, TN 37072
BTA# 2019121232

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Jonathan Runion 107 108 109 Shelby Street Old Hickory, TN 37138	Jonathan Runion 113 Joshua Run Goodlettsville, TN 37072	043-08-0-004.00, 043-08-0-014.00 and 043-08-0-003.00

WARRANTY DEED

THIS INDENTURE, made this 20th day of December, 2019 between **MULLEN FAMILY PROPERTIES, LLC**, residents of County, (collectively "Grantor") and **JONATHAN RUNION**, residents of Davidson County, Tennessee (collectively "Grantee"),

FOR AND IN CONSIDERATION OF $1.00 and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, the Grantor has this day bargained, sold, transferred, and conveyed and by these presents does bargain, sell, transfer and convey unto the Grantee the following said real property, to wit:

TRACT ONE (107 Shelby Ave., CLT# 043-08-0-004.00):
A tract or parcel of land, situate and located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Tract Nos. 10 and 11 on the unrecorded Plan of H.A. Youngblood's Subdivision, described according to a map by Cantrell, Connell and Morrison, dated May 1954, as follows:

BEGINNING at a point on the northwesterly margin of Shelby Street, at the common corner of Lots Nos. 9 and 10, said point being 303.1 feet, as measured along the margin of said Street, from beginning of a curve at the intersection of said Street and Scenic Drive; thence with the line between Tracts 9 and 10, northwesterly 159.2 feet to a point in the line of the Morgan Hunt property; thence with the line of said property and along the rear lines of Tracts 10 and 11, South 43 deg. 01 min. West, 110 feet to the common rear corner of the rear lines of Tracts 11 and 12; thence with the line between said two tracts southeasterly 154 feet to the northwesterly margin of Shelby Street; thence with the margin of said Street North 45 deg. 43 min. East, 110 feet to the point of beginning.

BEING the same property conveyed to Mullen Family Properties, LLC by Quitclaim Deed from Mary Sue Macke Mullen of record in Instrument No. 20191011-0104483 in the Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

TRACT TWO (108 Shelby Ave., CLT# 043-08-0-014.00):
A tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin set in the southeasterly margin of Shelby Street, said pin being the northernmost corner of the herein described property and the westernmost corner of the Wiley 0. Gammon property of record in Book 2999, Page 496, Register's Office for Davidson County, Tennessee; thence, leaving said margin of Shelby Street with Gammon's line and a fence South 43 deg. 22 min. 36 sec. East, 158.00 feet to an iron pin set, said pin being the southernmost corner of Gammon and the westernmost corner of the W.C. Gilford property of record in Book 10201, Page 766, Register's Office for Davidson County, Tennessee; thence, with Gifford's line and a fence South 37 deg.

24 min. 04 sec. East, 141.00 feet to an existing iron pin at a fence comer said pin being the southernmost comer of Gifford and the easternmost corner of the herein described property, said pin also being in the westerly line of the Morgan Hurt Limited Partnership property of record in Book 9433, page 911, Register's Office for Davidson County, Tennessee; thence, with line of the Morgan Hurt Limited Partnership and a fence for the next two calls; South 51 deg. 4 min. 31 sec. West, 351.01 feet to an iron pin set at a fence corner, the southernmost corner of the herein described property; thence North 37 deg. 48 min. 21 sec. West, 142.17 feet to an iron pin set, said pin being the southernmost corner of the Randy Chapman et ux property of record in Book 9946, Page 750, Register's Office for Davidson County, Tennessee; thence, with Chapman's line for the next two calls; North 52 deg. 00 min. 00 sec. East, 90.80 feet to an iron pin set; thence North 43 deg. 21 min. 18 sec. West, 133.80 feet to an iron pin set on the southeasterly margin of Shelby Street, said pin being the northernmost corner of Chapman and the westernmost corner of the herein described property; thence with said margin of Shelby Street North 46 deg. 41 min. 02 sec. East, 260.00 feet to the point of beginning, containing 2.013 acres, more or less.

BEING the same property conveyed to Mullen Family Properties, LLC by Quitclaim Deed from Mary Sue Macke Mullen of record in Instrument No. 20191011-0104485 in the Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

TRACT THREE (109 Shelby Ave., CLT# 043-08-0-003.00):
A tract or parcel of land, situate and located in Davidson County, Tennessee, more particularly described as follows, to-wit:

BEING Lot No. 12, on the plan of 11. A. Youngblood Subdivision at Rayon City, Old Hickory, unrecorded, Register's Office for Davidson County, Tennessee, described according to a copy of a survey of said Subdivision by Cantrell, Council & Morrison Engineer, made in May 1954, as follows:

BEGINNING at a point in the northerly margin of Shelby Street, the common corner of Lots 13 and 12; thence with the line between said Lots, North 44 deg. 17 min. West, 151.4 feet to a point; thence North 43 deg. 01 min. East, 55 feet to the common corner of Lots Nos. 11 and 12: thence with the line between said lots, South 44 deg. 17 min. East, 154 feet to the northerly margin of Shelby Street; thence with the same south 45 deg. 43 min. West, 55 feet to the beginning.

BEING the same property conveyed to Mullen Family Properties, LLC by Quitclaim deed from Mary Sue Macke Mullen of record in Instrument No. 20191011-0104487 Register's Office for Davidson County, Tennessee, dated October 10, 2019 and recorded on October 11, 2019.

NO NEW BOUNDARY SURVEY WAS DONE AT TIME OF CONVEYANCE.

THIS CONVEYANCE IS SUBJECT to all applicable restrictions, easements, set-back lines, and other conditions shown of record in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to Davidson County, Tennessee taxes for the current year, which are prorated between the parties hereto.

With the hereditaments and appurtenances thereunto appertaining, hereby releasing all claims to homestead and dower therein. **TO HAVE AND TO HOLD THE** aforesaid real estate to the Grantee, their successors and assigns in fee simple forever.

Grantor covenants that Grantor, for Grantor and for Grantor's heirs, executors and administrators, is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and, Grantor will forever warrant and defend the same against lawful claims of all persons whomsoever.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunder set Grantor's hand and seal as of the date first recited above.

MULLEN FAMILY PROPERTIES, LLC

BY: Mary Sue Mullen
MARY SUE MULLEN
SOLE MEMBER

STATE OF Texas

COUNTY OF Houston

Personally appeared before me, the undersigned authority, a Notary Public of the state and county aforementioned, Mary Sue Mullen with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged herself to be the Sole Member of Mullen Family Properties, LLC, the within named bargainor, and that she as such Sole Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by herself as Sole Member.

Witness my hand and seal, on this 20 of December, 2019.

ERIKA SMITH NOTARY PUBLIC STATE OF TEXAS ID 130722155 EXP. 06-29-2020

Erika Smith
Notary Public

My commission expires: 6/29/20

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 353,000.00 , which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant/Grantee

Subscribed and sworn to before me this 20th day of December, 2019.

Notary Public
My commission expires: 2/2/20

KNOX COUNTY TENNESSEE NOTARY PUBLIC TROY D. BROWN