WARRANTY DEED

STATE OF Tennessee
COUNTY OF Maury

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $259,000.00.

Affiant Keri Patterson

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF NOVEMBER, 2020.

Notary Public Jacob Bush

MY COMMISSION EXPIRES: 2/7/2024
(AFFIX SEAL)

JACOB BUSH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Laura Perry,
Homeland Title, LLC,
1896 General George Patton Drive, Suite 200, Franklin, TN 37067

File No.: HTF20-102405

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Todd Michael Mulligan and Lindsey Mulligan and Terence J. Mulligan and Elizabeth Mulligan	SWBC Mortgage Corp.	
(NAME)	(NAME)	
775 Harpeth Trace Drive	9311 San Pedro Ave, Suite 100	143-02-0C-001.00-CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	San Antonio, TX 78216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TWO HUNDRED FIFTY-NINE THOUSAND AND NO/100 DOLLARS ($259,000.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **CHARLES W. DANIELS AND SUSAN GILE-DANIELS,** HUSBAND AND WIFE, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **TODD MICHAEL MULLIGAN AND LINDSEY MULLIGAN, HUSBAND AND WIFE AND TERENCE J. MULLIGAN AND ELIZABETH MULLIGAN, HUSBAND AND WIFE, AS TENANTS IN COMMON,** 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 Unit No. 1, on the Plan of Harpeth Knoll, a Planned Unit Development, of record in Plat Book 5200, Page 764, 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 Charles W. Daniels and Susan Gile-Daniels, husband and wife by Quitclaim deed from Charles W. Daniels of record in Instrument No. 20111118-0090246 Register's Office for Davidson County, Tennessee, dated November 11, 2011 and recorded on November 18, 2011.

Karen Johnson Davidson County
Batch# 553779 DEEDWARR
01/13/2021 02:36:30 PM 4 pgs
Fees: $23.00 Taxes: $958.30
20210113-0006074

Being the same property conveyed to Charles W. Daniels by Quitclaim deed from Charles W. Daniels and Susan Gile-Daniels, husband and wife of record in Instrument No. 20151125-0119882 Register's Office for Davidson County, Tennessee, dated November 04, 2015 and recorded on November 25, 2015.

Being the same property conveyed to Charles W. Daniels and Susan Gile-Daniels, husband and wife by Quitclaim deed from Charles W. Daniels, married of record in Instrument No. 20190627-0062400 Register's Office for Davidson County, Tennessee, dated June 26, 2019 and recorded on June 27, 2019.

THIS CONVEYANCE IS MADE SUBJECT TO: Ffurther to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, (5) other matters of public record, (6) Current years property taxes, that have been prorated between Grantor and Grantee, and subsequent years taxes, a lien not yet ascertainable, due or payable.

unimproved ☐
This is improved ☒ property, known as 775 Harpeth Trace Drive, Nashville, TN 37221
(House No.) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 the 23rd day of November, 2020

Michael M. Castellarin as Conservator for Charles W. Daniels

Susan Gile-Daniels

STATE OF Tennessee
COUNTY OF Davidson

On this 23rd day of November, 2020, before me personally appeared Michael M. Castellarin as Conservator for Charles W. Daniels and Susan Gile-Daniels, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at Davidson County, Tennessee this 23rd day of November, 2020.

Commission Expires: _____

Notary Public

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

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Witness my/our hand(s) this the 23rd day of November, 2020

Michael M. Castellarin as Conservator for Charles W. Daniels

Susan Gile-Daniels

STATE OF Maine
COUNTY OF Cumberland

On this 23rd day of November, 2020, before me personally appeared ~~Michael M. Castellarin as Conservator for Charles W. Daniels~~ and Susan Gile-Daniels, to me known to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his/her/their free act and deed.

Witness my hand and official seal at ~~Davidson~~ Cumberland County, ~~Tennessee~~ Maine this 23rd day of November, 2020.

Commission Expires: 06/12/2024

Taige Zhou
Notary Public

TAIGE ZHOU
Notary Public-Maine
My Commission Expires
June 12, 2024

True Copy Certification

I, Lori Patterson, 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 therewith 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 Williamson

Personally appeared before me, Pam Smithson, a notary public for this county and state, Lori Patterson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 03/13/2022

PAMELA SMITHSON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY