Prepared by:
Record and Return To:
~~Chapman and Rosenthal Title, Inc~~
10 Burton Hills Blvd., Suite 130
Nashville, TN 37215

WARRANTY DEED

Karen Johnson Davidson County
Batch# 581526 DEEDWARR
03/02/2021 12:26:20 PM 2 pgs
Fees: $13.00 Taxes: $4,773.00

20210302-0026564

G-P-20-1107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,290,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF FEBRUARY, 2021.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ASHLEY SCHAD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 06, 2024

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)
Dean A. Fertita and Bonnie D. Bowden	New owner	
(NAME)	(NAME)	**144-03-0-033.00**
1107 Lynnwood Boulevard a/k/a 1122 Balbade Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(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, **TAYLOR BENOIT MULKEY AND HARRY B. MULKEY, III, WIFE AND HUSBAND,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **DEAN A. FERTITA AND BONNIE D. BOWDEN, HUSBAND AND WIFE,** 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. 25 on the Plan of Section Three, Chickering Park, of record in Plat Book 2663, Page(s) 90 and 91, 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 Taylor Benoit Mulkey and Harry B. Mulkey III, wife and husband by Warranty deed from Douglas F. Milam and Carol P. Milam, husband and wife of record in Instrument No. 20191204-0125160 Register's Office for Davidson County, Tennessee, dated November 19, 2019 and recorded on December 04, 2019.

This conveyance is subject to:
- Taxes for the year 2021 and subsequent years, a lien not yet due and payable.
- Subject to all matters shown on the Plan of record in Plat Book 2663, Page(s) 90 and 91, Register's Office for Davidson County, Tennessee
- Matters shown on the Plan of record in Plat Book 3842, Page 194, Register's Office for Davidson County, Tennessee
- Easement(s) as set forth in instrument of record in Book 2811, Page 88, Register's Office for Davidson County, Tennessee. Restrictions in said instrument have since expired
- Easement for road and utility purposes contained in Deed of record in Book 1542, Page 313, Register's Office for Davidson County, Tennessee
- Conditions and Restrictions set out in Deed of record in Book 2751, Page 576, Register's Office for Davidson County, Tennessee
- Agreement for Dedication of Easement for Sanitary Sewers, Storm Drainage, Water Mains and Appurtenances of record in Book 6391, Page 777, Register's Office for Davidson County, Tennessee
- Any and all existing easements and restrictions as shown of record not stated herein

This is improved property known as: **1107 Lynnwood Boulevard a/k/a 1122 Balbade Drive, Nashville, Tennessee 37215.**

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.

Witness my/our hand(s) this the 11th DAY OF FEBRUARY, 2021.

Taylor Benoit Mulkey by John Gleaves,
Attorney in Fact

Harry B. Mulkey, III 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 on behalf of TAYLOR BENOIT MULKEY AND HARRY B. MULKEY, III, and who acknowledged he/she/they executed the same as the free act and deed of the said TAYLOR BENOIT MULKEY AND HARRY B. MULKEY, III.

Witness my hand and official seal, this the 11th of February, 2021.

Notary Public
My Commission Expires: _____
(SEAL)

PAUL HINMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212