File No. 280500175

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/01/08 11:40 2 pg:
Fees:13.00 Taxes:460.65
20080701-0067709

JULIA A. HIRT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2008.

Notary Public

MY COMMISSION EXPIRES: ~~June 30, 2009~~ 9.17.2011 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney - Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacey D. Muhs	Pulte Mortgage, LLC	Map 097-08-0A Parcel 100.00CO
(NAME)	(NAME)	
260 Lake Chateau Drive	7475 South Juliet Street	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Englewood, CO 80112	
(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 considerations, the receipt of which is hereby acknowledged, I, **Melissa Dawn Raines, married, (f/k/a Melissa D. Brown),** hereinafter called the grantor, have bargained and sold, and by these presents do transfer and convey unto **Stacey D. Muhs and husband Bradley A. Muhs,** 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 all of Apartment 4, Building S, on the Plan of Condominium Plat of Lake Chateau, as shown by plat appearing of record in Plat Book 6250, Pages 607, 608, 609 and 610, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said apartment.

Being the same property conveyed to Melissa D. Brown, unmarried by Warranty Deed dated May 31, 2005 from Joy F. Sonn, unmarried, and filed of record in Instrument 20050602-0062833, Register's Office for Davidson County, Tennessee. Melissa D. Brown now known as Melissa Dawn Raines.

This property is subject to: County of Davidson taxes for the year 2008 and subsequent years; Mater Deed and By-Laws as set forth in Book 6639, Page 468, and in Book 7367, Page 272; HOA Charter filed of record in Book 6870, Page 491; Assignment of Development Rights of record in Book 10836, Page 280; Easement to South Central Bell Telephone Company as shown of record in Book 6599, Page 291; Subject to all matters as set forth per Plat Book 6250, Page 607; Book 6250, Page 608; Book 6250, Page 609; Book 6250, Page 610; all in the Register's Office of Davidson County, Tennessee.

Randy Raines, spouse of Melissa Dawn Raines, hereby joins in this conveyance for the purpose of conveying to the Grantees any and all interest that he may have in said property, including but not limited to the marital interest.

This conveyance is further subject 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, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 260 Lake Chateau Drive, Hermitage, TN 37076
(House Number) (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 I do covenant with the said GRANTEES that I am 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 I do further covenant and bind myself, my 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 our hands this 30th day of June, 2008.

Melissa Dawn Raines

Melissa Dawn Raines

Randy Raines

Randy Raines

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Melissa Dawn Raines and Randy Raines, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 30th day of June, 2008.

Commission expires: ~~June 22, 2009~~ 9.17.2011

~~Linda V. Jones~~ Notary Public

JULIA A. HIRT STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (seal)

File Number: 280500175

RETURN TO:

Southern Title Services
547 N. Mt. Juliet Rd., Suite 100
Mt. Juliet, TN 37122