BILL GARRETT, Davidson County
Trans:T20090038265 DEEDWARR
Fees:23.00 Taxes:647.50 4 pgs
20090609-0053362

This document prepared by (and after recording return to):
Name: **William Davis, Attorney, P.C.**
Address: **219 Ward Circle, Ste 5**
City, State, Zip: **Brentwood, TN, 37027**
Phone: **615-369-0039**

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SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Nancy Bailey Trust, Nancy L. Bailey Trustee and John C. Barker as Tenants in Common,** hereinafter referred to as "Grantors", have this day bargained and sold, and by these present do hereby transfer and convey unto **William R. Mueller and wife, Karen L. Mueller**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Unit No. 5 of the Condominium Site Plan of Phase I, Brentwood Villa, as shown on Plan of record in Plat Book 6900, pages 4 and 5, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete description.

Being the same property conveyed to NANCY BAILEY TRUST, NANCY L. BAILEY TRUSTEE AND JOHN C. BARKER AS TENANTS IN COMMON by deed from ROBERT G. LAKINS AND WIFE, JACQUELINE L. LAKINS of record in Instrument 200608280106145 on 08/25/2006 and filed for record on 08/28/2006, Register's Office for DAVIDSON County.

Map & Parcel: 171020A00500CO

This property is known as: **109 Villa View Court, Nashville, TN 37027**

SUBJECT to Restrictions, dedications, conditions, reservations, easements and other matters as recorded in Plat(s) Book 6900, Page 4, Plat Book 6900, Page 5, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex,

handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to Covenants, Conditions and Restrictions as set forth in Book 6923, Page 943, Book 7035, Page 115, Book 7266, Page 84, Book 7423, Page 567, Book 7423, Page 574, Book 8074, Page 564, Instrument 20071022012455l, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

SUBJECT to Easement(s) as shown of record in Book 5155, Page 164, Book 6385, Page 814, Register's Office for DAVIDSON County.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

GRANTORS do for Grantors and Grantors' heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantors are lawfully seized in fee simple of said premises; that the premises are free from all encumbrances made by Grantor, unless otherwise noted above; that Grantors have a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the lands against all claims and demands by persons claiming by, from, through or under Grantors, but against none other.

WITNESS Grantor(s) hand(s) this the 4th day of June, 2009.

Nancy Bailey Trust

By: Nancy L Bailey
Nancy L. Bailey, Trustee

STATE OF IL
COUNTY OF Cook

On this 4 day of June, 2009, before me, personally appeared Nancy L. Bailey, Trustee of the Nancy Bailey Trust, and who upon oath acknowledged she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal this 4 day of June, 2009.

NOTARY PUBLIC

OFFICIAL SEAL
TINA R PRUETT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES FEB. 09, 2013

WITNESS Grantor(s) hand(s) this the 8th day of June, 2009.

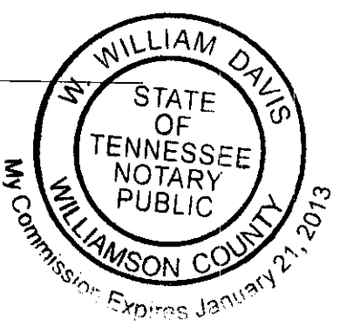
John C. Barker

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John C. Barker, with whom I am personally acquainted, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 8th day of June, 2009.

NOTARY PUBLIC



My Commission Expires:

Grantee(s) Name, Address:	Send Tax Statement To:
William & Karen Mueller	New Owner
109 Villa View Court	
Nashville, TN 37027	

State of TENNESSEE
County of Williamson

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is **$ 175,000.00** which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8th day of June, 2009.



(Seal)

Affiant

John C. Barker
Type or Print Name

Notary Public

My commission expires:

_____

W. Davis
Type or Print Name