FRN10-1213 (1)

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS **26th** day of **March, 2010** .

Notary Public

MY COMMISSION EXPIRES: 6/3/12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Foundation Title & Escrow, LLC, 30 Burton Hills Blvd, Suite 175, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara T. Dreibelbis	Magna Bank	142060C3700CO
(NAME)	(NAME)	
818 Todd Preis Drive	6525 Quail Hollow, Ste. 300	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Memphis, TN 38120	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **Christopher Mueller and wife, Kristen Mueller**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Barbara T. Dreibelbis, unmarried** 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. 24 B on the Plan of Doral Country Villa Condominiums of in Plat Book 5200, Page 32, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest I the common elements of Doral Country Villa, Section I, a horizontal property regime established by Master Deed of record in Book 5011, page 395, as made applicable to Section VI by instrument of record in Book 5260, page 767, in Book 5260, Page 817 and amended in Book 5260, Page 769,said Register's Office.

Being the same property convey to Christopher Mueller, Unmarried and Kristen Churchwell, Unmarried by Warranty Deed from Barry S. Dice and wife Jennifer S. Dice, dated June 30, 2005, and of record in Instrument Number 20050707-0077904, Register's Office for Davidson County, Tennessee. Kristen Churchwell having since married, now known as Kristen Mueller.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 818 Todd Preis Drive, Nashville, TN 37221

Davidson County DEEDWARR
Recvd: 04/05/10 08:05 3 pgs
Fees:18.00 Taxes:490.25
20100405-0024703

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, has 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 our hands this **26th** day of **March, 2010**

Christopher Mueller

Kristen Mueller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, **Christopher Mueller and Kristen Mueller**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she/he/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this **26th** day of **March, 2010**

Notary Public

My commission expires: 7/3/12

KELLY ANN CALLAGHAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Return to:
Foundation Title and Escrow, LLC
9045 Carothers Parkway, Suite 202
Franklin, TN 37067

I, Dawn Chase 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Alice J. Stewart, a notary public for this county and state, (Dawn D. Chase who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ALICE J. STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

Alice J. Stewart

Notary's Signature

MY COMMISSION EXPIRES: 6/5/12.

Notary's Seal (If on paper)

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).