WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/19/10 09:21 2 pgs
Fees:13.00 Taxes:1221.00
20100719-0056065

DEE FILES KENNEDY
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee)
County of Davidson)

~~10-07-002-D~~

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $330,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 16th day of July, 2010

Notary Public

My Commission Expires: 01/03/11 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 1900 Church Street, Ste. 301, Nashville, TN 37203

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
THOMAS FORD AND SUZANNE FORD	" NEW OWNER "	119-09-0
(NAME) 3000-B Nolensville Road	(NAME)	299.00
(ADDRESS) Nashville, TN 37211	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **BERNARD N. MULLER, III, MARRIED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **THOMAS FORD AND WIFE, SUZANNE FORD**, hereinafter called the Grantee(s), 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 **Lot No. 1 on the Resubdivision of Lot No. 2 on the Plan of Grandview Heights and Thompson & Rights Subdivision of Edenwold Park,** of record in Book 4300, Page 37, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof. THE said Plan of Resubdivision being of record in Book 6200, Page 300, said Register's Office, and more particularly described according to a Survey by Barry Greer & Associates, Dated September 27, 1984, as follows:

BEGINNING at an existing iron pin at the intersection of McClain Avenue and a 15' Alley being the southeast corner of said lot, thence North 86° 58' 47" West, 157.89' to an iron pin; thence North 89° 18' 00" West, 5.98' to an existing concrete monument; thence North 00° 41' 00" East, 127.37'; thence South 89° 43' 23" East 156.84' to an iron pin in the westerly margin of said alley; thence with said alley South 00° 09' 36" East 134.97' to the point of BEGINNING.

SUBJECT to the Access Easement and Agreement to Maintain Access Easement from Eugene John Heldman to Ben and Betty Hirst D/B/A Maintenance Masters, Inc., of record in Book 6548, Page 649 and in Book 6548, Page 654, said Register's Office. The Grantee hereby assumes the obligations of the said Ben and Betty Hirst D/B/A Maintenance Masters, Inc., pursuant to the provisions set forth in the instruments.

BEING the same property conveyed to BERNARD N. MULLER, III, his successors and assigns, by Special Warranty Deed from EUGENE JOHN HELDMAN, dated August 30, 1985, of record in Book 6649, Page 806, Register's Office for Davidson County, Tennessee.

THE subject property is COMMERCIAL and is not now nor ever has been principal place of residence of the Grantor.
ELIZABETH F. MULLER, spouse of the above named **BERNARD N. MULLER, III,** joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

BEING unimproved ☐
Improved ☒ property known as: **535 Central Avenue, Nashville, TN, 37211.**

(House Number) (Street) (City or Town) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors 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 successors 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 WHEREOF, my hand, this 16th day of July, 2010.

Bernard N. Muller III

BERNARD N. MULLER, III

Elizabeth F Muller

ELIZABETH F. MULLER

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **BERNARD N. MULLER, III**(*), the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

(*) AND WIFE, ELIZABETH F. MULLER

Witness my hand and official seal at Nashville, Tennessee, this 16th day of July, 2010.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

I, the undersigned, 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.

Dee Files Kennedy

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Dee Files Kennedy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 01/03/11

Notary Public

PETER WEISS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON