WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $254,900.00

x Tim J. Muller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st day of March, 2011.

Jennifer S Dunlap
Notary Public

MY COMMISSION EXPIRES: 9/23/13
(AFFIX SEAL)

JENNIFER S DUNLAP NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tim J. Muller	SUNTRUST MORTGAGE, INC	142150E01700 CO
(NAME)	(NAME)	
7037 Wild Iris Drive	P.O. Box 79041	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Baltimore, MD 21270-0041	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20110129

For and 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, **we, Christopher Matthew McGrew and wife, Leeann McGrew**, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Tim J. Muller and wife, Michelle Muller**, 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. :

Certain real property situate in Davidson County, Tennessee, and described as follows, to-wit:

Being Lot Number 17 on the plan of Wildflower Place, of record in Plat Book 9700, page 444 and Surveyor's Certificate of Correction in Book 10638, page 498, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING all of the same property conveyed to Christopher Matthew McGrew and wife, Leeann McCrew by Warranty Deed from Marieta E. Howard and Irving Homer Hazard of record in Instrument 20071101-0129091, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 10395, page 316, and Book 10842, page 1, Register's Office for said County, and to all matters set out on the aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 7037 Wild Iris Drive, Nashville, TN 37221

(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 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 heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

BILL GARRETT, Davidson County
Trans:T20110018929 DEEDWARR
Recvd: 03/31/11 16:08 2 pgs
Fees:13.00 Taxes:943.13
20110331-0024891

Witness our hands this 31st day of March, 2011.

Christopher Matthew McGrew

Leeann McGrew

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within Christopher Matthew McGrew and wife, Leeann McGrew, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that Christopher Matthew McGrew and wife, Leeann McGrew executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2011.

Commission expires: 10-18-2011

Notary Public

SONYA M. BRANHAM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY