WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110021502 DEEDWARR
Recvd: 04/12/11 10:26 2 pgs
Fees:13.00 Taxes:601.25
20110412-0028135

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF APRIL, 2011.

Notary Public

MY COMMISSION EXPIRES: 7-29-13

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bernard N. Muller III and Elizabeth F. Muller	(New Owner) P.O. Box 483	160-14-0-001.00
(NAME)	(NAME)	
5641 Kristin Lane		
(ADDRESS)	(ADDRESS)	
Brentwood, TN 37027	Brentwood TN 37024	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, I, James L. Lovier, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Bernard N. Muller, III and Elizabeth F. Muller husband and wife, 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:

Being Lot No. 1 on the Plan of Brenthurst Subdivision as of record in Plat Book 5200, Page 492, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to James Lovier by deed from James L. Lovier, Executor of the Estate of Ruby Sue Christian A/K/A Ruby M. Christian of record in Instrument Number 20110118-0004861, Register's Office for Davidson County, Tennessee. Previously conveyed to Ruby M. Christian, unmarried by Warranty Deed dated 08/04/94 and recorded 08/09/94 in Book 9432, Page 1, Register's Office for Davidson County, Tennessee.

Subject to all matters as shown on Plan of record in Plat Book 5200, Page 492, Register's Office for Davidson County, Tennessee. Amended in Plat Book 6316, Page 113, Register's Office for Davidson County, Tennessee. Easements of record in Instrument No. 20100426-0031493, said Register's Office. 2010 Davidson County Taxes were PAID 10/26/10 in the amount of $1,872.98 for Map/Parcel 16014000100 Charter of Brenthurst HOA as recorded in Book 6897, Page 861, Register's Office for Davidson County, Tennessee. Deed to Brenthurst HOA of record in Book 6893, page 80, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 5641 Kristin Lane, Brentwood, TN 37027

(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, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 8th day of April, 2011.

James L. Lovier

STATE OF TENNNESSEE

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James L. Lovier 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.

Witness my hand and official seal at Franklin, Tennessee this.

Commission expires: 7-29-13

TAMIRA J. PYSZKA
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JULY 29, 2013

Notary Public