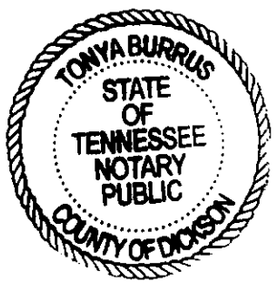
File No.0903120001

WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $176,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF SEPTEMBER, 2012

Notary Public

MY COMMISSION EXPIRES: June 21, 2016
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew K. Mueller	New Owner	128-12-0A-008.00 CO
(NAME)	(NAME)	
320 Old Hickory Blvd #1408		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **William C. Dawson and wife, Pamela D. Dawson,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Matthew K. Mueller** _____, hereinafter called the grantee(s), HER 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. 80, Building No. 14, on the Plan of Section 14, Phase IA, Eagle Ridge at the Reserve Condominiums, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended in Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Instrument No. 20011011-0110875, as Supplemented and amended by Supplement and Amendment No. 13, to the Master Deed, of record in Instrument No. 20020524-0063779, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the Plat of Eagle Ridge at the Reserve Condominiums as shown on Exhibit "A" to the Master Deed of record as aforementioned said Register's Office for a more complete identification and description of such unit.

Being the same property conveyed to William C. Dawson and wife, Pamela D. Dawson, by deed from Eagle Ridge at the Reserve, LLC, a Tennessee Limited Liability Company, of record as Instrument No. 20030730-0107919 and corrected by Scrivener's Affidavit of record as Instrument No. 20051212-0148989, dated July 24, 2003, Register's Office for Davidson County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 320 Old Hickory Blvd #1408, 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 GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20120067826 DEEDWARR
Recvd: 09/10/12 15:24 2 pgs
Fees:13.00 Taxes:653.05
20120910-0082037

Witness my/our hands this 6 day of September, 2012.

William C. Dawson by Pamela D. Dawson, Attorney-in-Fact

Pamela D. Dawson

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 Pamela D. Dawson, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of September, 2012.

Commission expires: June 21, 2016

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

Notary Public

State of Tennessee
County of Davidson

On this 6th day of September, 2012 before me personally appeared Pamela D. Dawson to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of William C. Dawson, and who acknowledged that he executed the same as the free act and deed of William C. Dawson

My Commission expires: June 21, 2016

Notary Public

TONYA BURRUS STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DICKSON

File Number:0903120001

RETURN TO:
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd, Ste 101
Nashville, TN 37215