WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~Davidson~~ WILSON (MAP)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of September, 2012

Notary Public:

MY COMMISSION EXPIRES: 6/15/14
(AFFIX SEAL)

CONNIE J BUCHANAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY:
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO: PRMI (New lender) ↑	MAP - PARCEL NUMBERS:
Melissa Sapp		Parcel ID:
2143 June Street	4750 W. Wiley Post Way #200	09502010200
Nashville, TN 37214	Salt Lake City, UT 84116	

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, we

Deryck Muehlhauser and wife, Janet D. Muehlhauser

hereinafter called the GRANTORS, has bargained and sold, and by these presents do transfer and convey unto

Melissa Sapp , a single woman

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. 17, on the Plan of Donelson Hills, of record in Plat Book 2331, Page 23, Register's Office for Davidson County, TN, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to John T. Denning and Mary Alice Denning, for and during each of their natural lives, the reversion being reserved to the Grantors by deed from Deryck Muehlhauser and Janet D. Muehlhauser, of record in Book 11023, Page 219, dated July 14, 1998, Register's Office for said County. The said John T. Denning and Mary Alice Denning are both deceased.

This conveyance is subject to Restrictive Covenants of record in Book 2396, Page 235, Register's Office for said County.

This conveyance is made subject to: (1) 2012 taxes, which have been prorated and assumed by the Grantees; (2) All matters appearing on the Plan of record in Plat Book 2331, Page 23; and (3) Easement of record in Book 4913, Page 409, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )

This is Improved (X) property, known as 2143 June Street, Nashville, TN 37214

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 our hands this 21st day of September, 2012.

Deryck Muehlhauser

Janet D. Muehlhauser

BILL GARRETT, Davidson County
Trans:T20120072942 DEEDWARR
Recvd: 09/27/12 09:46 2 pgs
Fees:13.00 Taxes:480.63

20120927-0087943

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 Deryck Muehlhauser and Janet D. Muehlhauser, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 21st day of September, 2012.

My Commission Expires: 11/7/12

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

Return To:

FOUNDATION
TITLE AND ESCROW, LLC
~~1725~~ N. Mt. Juliet Rd., ~~Ste C~~
Mt. Juliet, TN 37122

2672