BILL GARRETT, Davidson County
Trans:T20130022239 DEEDWARR
Recvd: 03/19/13 10:17 2 pgs
Fees:13.00 Taxes:506.90

20130319-0027072

WARRANTY DEED

LA MITCHELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

B-KW-13-5770

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $137,000.00

Affiant

Subscribed and sworn to before me, this 11th DAY OF March, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/20/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William R. Mueller	William R. Mueller	
9117 Brentmeade Blvd. (ADDRESS)	9117 Brentmeade Blvd. (NAME) (ADDRESS)	
Brentwood, TN 37027 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (CITY) (STATE) (ZIP)	160-14-0B-070.00

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 JENNIFER STEGALL KETNER AND HUSBAND, LUCAS KETNER, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WILLIAM R. MUELLER AND WIFE, KAREN L. MUELLER, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING UNIT NO. 5770 IN THE 2ND REVISION OF BRENTWOOD TRACE CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, LOCATED ON OLD HICKORY BOULEVARD, BRENTWOOD, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RECORD IN BOOK 5200, PAGE 261, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED IN A MASTER DEED RECORDED IN BOOK 5524, PAGE 415, AMENDED IN BOOK 5545, PAGE 510, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HERE MADE. THE EASEMENTS, RESTRICTIVE COVENANTS, CONDITIONS, AND REGULATIONS IMPOSED UPON AND RELATING TO THE PROPERTY, APARTMENTS, CO-OWNERS AND TENANTS OF BRENTWOOD TRACE CONDOMINIUMS, CONTAINED IN THE MASTER DEED AND THE BY-LAWS RECORDED IN BOOK 5524, PAGE 415, AND IN BOOK 5524, PAGE 424, REGISTER'S OFFICE FOR SAID COUNTY, AMENDMENT TO THE MASTER DEED IN BOOK 5545, PAGE 510, AND AMENDMENT TO THE BY-LAWS IN BOOK 5537, PAGE 988, SAID REGISTER'S OFFICE, ARE INCORPORATED IN THIS DEED BY REFERENCE AND MADE A PART HEREOF THE SAME AS THOUGH COPIED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER STEGALL, AN UNMARRIED WOMAN BY DEED FROM JEFFREY BROCK AND WIFE, JOAN DEL BROCK OF RECORD AT INSTRUMENT NO. 20060508-0053354, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED MAY 5, 2006 AND RECORDED ON MAY 8, 2006. JENNIFER STEGALL IS NOW KNOWN AS JENNIFER STEGALL KETNER. LUCAS KETNER JOINS IN THIS INSTRUMENT FOR THE PURPOSE OF CONVEYING ANY AND ALL MARITAL INTEREST HE MAY HAVE IN OR TO SAID PROPERTY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 5200, PAGE 261; BOOK 5524, PAGE 415 AND AMENDED IN BOOK 5545, PAGE 510; BOOK 5545, PAGE 424 AND BOOK 5537, PAGE 988, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 5770 Brentwood Trace, Brentwood, Tennessee 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 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.

Witness my/our hand(s) this 11th day of March, 2013.

Jennifer Stegall Ketner

Lucas Ketner

STATE OF Tennessee
COUNTY OF Davidson

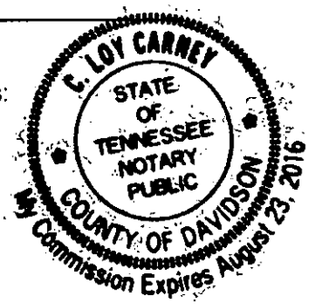
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer Stegall Ketner and Lucas Ketner, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11th day of March, 2013.

Notary Public

My Commission Expires:

(SEAL)



RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903