BILL GARRETT, Davidson County
Trans:T20130077386 DEEDWARR
Recvd: 09/06/13 11:13 2 pgs
Fees:13.00 Taxes:714.10
20130906-0094275

Prepared by:
Tennessee Title & Escrow Affiliates, LLC
7105 Crossroads Blvd, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $193,000.00

Affiant

Subscribed and sworn to before me, this 30 day of August, 2013

Notary Public
My commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

BOX 50-B
~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Address of New Owner:	Send Tax Bills to:	Tax Information
Steven Alfred Muelder 1034 9th Avenue N, Unit E9 Nashville, TN 37208	New Owner	082130A026.00CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Allen Moser, an unmarried man,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Steven Alfred Muelder, married and Abigail Esther Muelder, unmarried,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A certain condominium located in Davidson County, Tennessee, being Unit No. E-9 of ROW 8.9 Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing ROW 8.9 Condominiums of record as Instrument No. 20011121-0128062, amended in Instrument No. 20021212-0153656 and 20110419-0030186, in the Register's Office for Davidson County, Tennessee and subject to the provisions and requirements thereof, and the Bylaws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof; said Unit being depicted on Exhibit "A" in the Amendment to said Master Deed in Instrument No. 20021212-0153656; together with a percentage interest in the common elements and voting percentage as set forth in Exhibit "A-1" to said Master Deed and further being a part of the property shown on the Plat of the Resubdivision of Lot No. 1 of the Resubdivision of a portion of Lots 5 and 93 of Balch and Whiteside's Addition to Nashville of record in Instrument No. 20020718-0086526, in the Register's Office for Davidson County, Tennessee, all to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Allen Moser by Special Warranty Deed from Federal Home Loan Mortgage Corporation, of record as Instrument No. 20110307-0018105, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 1034 9th Avenue N, Unit E9, Nashville,, TN 37208

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. Grantors covenant with Grantee(s) that Grantor(s) are lawfully seized and possessed of said land in fee simple, has a good

right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantor(s) do further covenant and bind themselves, their heirs, assigns and representatives, to warrant and forever defend the title to said land to 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 hand this the 30th day of August, 2013.

Allen Moser

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Allen Moser,** 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 at Brentwood, Tennessee, this the 30th day of August, 2013.

Notary Public

My Commission expires: 11/3/15

ETTA CARTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

FILE NO: 2013082732