Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Avenue, Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $348,000.00

Affiant

Subscribed and sworn to before me, this 8th day of November, 2013.

Notary Public
My commission expires: 9-20-2017

LISA S. GEOGHEGAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

03-1309-38059

Address of New Owner:	Send Tax Bills to:	Tax Information
Robert L. Eakin	First Tennessee Bank	103-04-0-278.00
4115 Idaho Avenue	300 Court Street, Third Floor	
Nashville TN 37209	Memphis, TN 38103	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Matt Mueller, married, and Steven M. Mueller and wife, Jean A. Mueller**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robert L. Eakin**, hereinafter called the Grantees, their successors 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 Lot No. 24, on the Plan of Charlotte Avenue Church of Christ Addition to West Nashville, of record in Book 547, Page 199, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matt Mueller, and Steven M. Mueller and wife Jean A. Mueller, by deed from John Francescon and spouse, Jami Francescon, dated May 19, 2009, recorded May 22, 2009, of record in Instrument No. 20090522-0047249, Register's Office for Davidson County, Tennessee.

Rachel Mueller, spouse of grantor, Matt Mueller, hereby joins in this conveyance to convey her marital interest, if any, in the subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 4115 Idaho Avenue, Nashville, TN 37209

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to 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.

BILL GARRETT, Davidson County
Trans:T20130096207 DEEDWARR
Recvd: 11/12/13 11:52 2 pgs
Fees:13.00 Taxes:1287.60
20131112-0116741

WITNESS my hand this 8th day of November, 2013.

Matt Mueller

Rachel Mueller

Jean A. Mueller

Steven M. Mueller

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jean A. Mueller and Steven M. Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Duval, Florida, this 5th day of November, 2013.

Notary Public

My Commission expires: 3-1-2017

Notary Public State of Florida
Patricia L Barton
My Commission EE 862795
Expires 03/01/2017

STATE OF FLORIDA
COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Rachel Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Duval, Florida, this 5th day of November, 2013.

Notary Public

My Commission expires: 3-1-2017

Notary Public State of Florida
Patricia L Barton
My Commission EE 862795
Expires 03/01/2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Matt Mueller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged he executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 8th day of November, 2013.

State of Tennessee at Large

My commission expires: 3/4/15.

KIMBRA SPANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY