BILL GARRETT, Davidson County
Trans:T20140003469 DEEDWARR
Recvd: 01/16/14 08:52 2 pgs
Fees:13.00 Taxes:92.50
20140116-0004313

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,000.00.

Glenn C. Williamson
Affiant

Subscribed and sworn to before me, this 14TH DAY OF JANUARY, 2014.

Mary Birthright
Notary Public

MY COMMISSION EXPIRES:
11-3-15 (AFFIX SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brent Dorris and wife, Kim Dorris	Same as new owner	043100A03300CO
	(NAME)	
307 Juno Court		
(ADDRESS)	(ADDRESS)	
Mt. Juliet, TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael B. Mueller, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Brent Dorris and wife, Kim Dorris, hereinafter called the Grantees, 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. B-203 ON THE PLAN OF MADISON PARK CONDOMINIUMS, ACCORDING TO THE MASTER DEED OF RECORD IN BOOK 5462, PAGE 614, AS CORRECTED BY BOOK 5608, PAGE 551 AND CORRECTED BY BOOK 8014, PAGE 416, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND MORE PARTICULARLY DESCRIBED IN PLAT BOOK 5200, PAGES 179 THRU 182, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO M. ESTELLE CARTER BY DEED FROM DONNA GOSNELL OF RECORD IN DEED BOOK 10206, PAGE 805, REGISTER'S OFFICE FOR SAID COUNTY. THE SAID M. ESTELLE CARTER HAS SINCE DIED INTESTATE, AND THE GRANTORS ARE ALL OF HER HEIRS AT LAW AS SET OUT IN AN AFFIDAVIT OF HEIRSHIP PLACED OF RECORD THIS PROPERTY WAS THE SUBJECT OF A FAILED CHAIN OF TITLE DERIVING FROM M. ESTELLE CARTER, AS FOLLOWS: (1) AN ATTEMPTED CONVEYANCE BY M. ESTELLE CARTER TO AN "E. M. IRREVOCABLE TRUST", BEING A TYPOGRAPHICALLY ERRONEOUS ATTEMPT TO NAME AN "E, M. CARTER IRREVOCABLE TRUST", IN WHICH GWYTHALYNNE A. MUELLER WAS IDENTIFIED AS TRUSTEE, BY QUITCLAIM OF RECORD AS INSTRUMENT 20090210-0011501, SAID REGISTER'S OFFICE, (2) BY "E. M. CARTER IRREVOCABLE TRUST" TO GWYTHALYNNE A. MUELLER BY A QUITCLAIM OF RECORD AS INSTRUMENT 20090615-0055157, SAID REGISTER'S OFFICE, AND FINALLY (3) BY GWYTHALYNNE A. MUELLER TO MICHAEL B. MUELLER, BY QUITCLAIM OF RECORD AS INSTRUMENT 20130626-0065623, SAID REGISTER'S OFFICE. GRANTORS, AND GWYTHALYNNE M. MUELLER, ALL BEING DULY SWORN, CERTIFY BY THEIR EXECUTION HEREOF THAT NO SUCH TRUST WAS EVER FINALIZED AND EXECUTED BY M. ESTELLE CARTER. AND FURTHER CONVEYED TO MICHAEL B. MUELLER BY QUITDEED FROM LYNN ELLEN SMITH, ABBIE JEAN THRASH AND JEAN VINITA WHITE, OF RECORD IN INSTRUMENT NO. 20131028-0111597, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 555 Dupont Ave., Madison, TN 37115
(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

WARRANTY DEED
(Continued)

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 my/our hand(s) this 14th day of January, 2014.

Michael B. Mueller

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Michael B. Mueller the herein bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 14th day of January, 2014.

Notary Public

My Commission Expires: 11-3-15

(SEAL)

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste. 111
Goodlettsville, TN 37072