File 26271-8 return to: John T. Cook, P.C. Box 14

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Ste 150
Brentwood, TN 37027

CRT File No. 14071294

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is: $219,000.00.

Affiant

Subscribed and sworn to before me, this 7th day of August, 2014.

Notary Public
My Commission Expires: 5-8-18

ANNA MOSLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2018

BILL GARRETT, Davidson County
Trans:T20140058073 DEEDWARR
Recvd: 08/08/14 09:13 2 pgs
Fees:13.00 Taxes:810.30
20140808-0071438

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Jocelyn Joyce Mueller 7417 Stecoah St Antioch TN 37013	New Owner	Tax Parcel ID No. 181-03-0A-242.00-CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Kristina J. Williams, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Jocelyn Joyce Mueller, unmarried**, ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Plan of Section One, Phase One, Addition to Indian Creek, RS-10 Subdivision-Cluster Lot Option of record in Plat at Instrument No. 20060330-0035946, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kristina J. Williams, unmarried by deed from Katherine D. Smith Darling, married of record in Instrument No. 20120629-0057463 Register's Office for Davidson County, Tennessee, dated June 26, 2012 and recorded on June 29, 2012.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Taxes for the year 2014 a lien, not yet due and payable.

Subject to all matters shown on the Plan of record as Instrument Number 20060330-0035946 and Instrument No. 20041001-0118249, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 10752, Page 553, amended in Book 11491, page 587, Book 11708, page 575, Instrument No. 20000727-0074152, Instrument No. 20060523-0060562, Instrument No. 20070606-0067790 and Instrument No. 20070606-0067791, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Easement (s) to Metropolitan Government of Nashville and Davidson County, Tennessee; Storm Water Detention Agreement, as set forth in instrument recorded in Book 10729, page 380, Register's Office of Davidson County, Tennessee.

By-Laws of Indian Creek Estates of record in Book 11033, page 509 and Instrument No. 2000727-0074153, Register's Office of Davidson County, Tennessee.

Charter of Indian Creek Homeowner's Association of record in Book 11031, page 79, Register's Office of Davidson County, Tennessee.

Easement for family cemetery of record in Book 6549, page 403, Register's Office of Davidson County, Tennessee.

Dedication of common area to Indian Creek Estates Homeowners Association of record in Book 11033, Page 519, in the Register's Office for Davidson County, Tennessee.

All matters appearing on the Plan of record as Book 9700, page 391, Register's Office for Davidson County, Tennessee.

Deed for Open Space of record in Instrument Number 20130516-0049304, in the Register's Office for Davidson County, Tennessee.

Restrictions of record as Instrument Number 20120629-0057463 in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Subject to rights of others in and to the common areas and/or elements.

This is improved property located at 7417 Stecoah St Antioch TN 37013

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all persons whatsoever.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 6th day of August, 2014.

Kristina J. Williams

STATE OF Missouri)
COUNTY OF Newton)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, aforesaid, Kristina J. Williams, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6 day of August, 2014.

Notary Public

My Commission Expires: 2.21.16

LINDA J EPPERSON
Notary Public – Notary Seal
STATE OF MISSOURI
Jasper County
My Commission Expires Feb. 21, 2016
Commission #12426878