THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Suite 203A** **Nashville, TN 37215** **CRT File No. 14081634** BILL GARRETT, Davidson County Trans:T20140071216 DEEDWARR Recvd: 09/23/14 13:37 2 pgs Fees:13.00 Taxes:710.40 20140923-0087360	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $192,000.00. Affiant Subscribed and sworn to before me, this 19th day of September, 2014. Notary Public My Commission Expires:

WARRANTY DEED

Address New Owner: Thomas Hayden Muller and Debra Lynn Muller 1524 Hamden Drive Nashville TN 37211	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 161-06-0A-110.00 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, **Amber Thomas, unmarried** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Thomas Hayden Muller and Debra Lynn Muller, Husband and Wife**, ("Grantees"), their 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 Unit 110, PHASE 2, LOT 2, OAKHILL TOWNHOMES, as shown on plat of record in Exhibit A-1 of Instrument No. 20080325-0030014, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Amber Thomas, an unmarried woman by Warranty Deed from Centex Homes, a Nevada general partnership, recorded on the 25th day of September, 2008 in Instrument No. 20080925-0097529, in the Register's Office of Davidson County, Tennessee.

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.

County of Davidson taxes for the year 2014 and thereafter, not yet due and payable.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PHASE 2, LOT 2, OAKHILL TOWNHOMES, as recorded in Exhibit A-1 of Instrument No. 20080325-0030014.

Covenants, Conditions and Restrictions as set forth in Declaration of Protective Covenants, Conditions, Restrictions and Easements recorded in Instrument No. 20070614-0071397, Supplemental to Phase 2 recorded at Instrument No. 20080325-0030014.

Stormwater Detention Agreements as set forth in instrument recorded in Instrument Nos. 20070205-0014422 and 20070404-0040188.

Conveyance of open space/common area recorded at Instrument No. 20080909-0092190.

This is improved property located at 1524 Hamden Drive, Nashville TN 37211

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 19th day of September, 2014.

Amber Thomas by Amy Hunt her Attorney-in-Fact

Amber Thomas by Amy Hunt, her Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Amy Hunt, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Attorney-in-fact for Amber Thomas, of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 19th day of September, 2014.

E Prophet

Notary Public

My Commission Expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY