WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140085249 DEEDWARR
Recvd: 11/12/14 12:15 2 pgs
Fees:13.00 Taxes:628.63
20141112-0104234

R-PR-14-1004

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $169,900.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF NOVEMBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/15/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles H. Mueller **Charles W. Mueller**	**F&M Bank**	
(NAME) **1004 Joseph Avenue**	(NAME) **50 Franklin Street**	**082-03-0-024.00**
(ADDRESS) **Nashville, TN 37207**	(ADDRESS) **Clarksville, TN 37040**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **JOHN L. RIGUEUR, UNMARRIED AND JONATHAN M. REYNOLDS, UNMARRIED,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **CHARLES H. MUELLER AND AUDREY PERKINS, HUSBAND AND WIFE; AND CHARLES W. MUELLER, MARRIED; ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), their heirs and assigns, that 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. 6 on the Plan of Brown's Subdivision of record in Plat Book 161, Page 23, in the Register's Office for Davidson County, Tennessee. Said Lot No. 6 fronts 50 feet 3 inches, more or less, on the westerly side of Joseph Street, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to John L. Rigueur and Jonathan M. Reynolds, both unmarried persons by deed from William Hegwood, a married man of record in Instrument No. 20080401-0032607 Register's Office for Davidson County, Tennessee, dated March 31, 2008 and recorded on April 1, 2008.

This conveyance is subject to:
- Taxes for the year 2014 a lien, due and payable, but not delinquent.
- Subject to all matters shown on the Plan of record in Plat Book 161, Page 23, Register's Office for Davidson County, Tennessee.
- Subject to Urban Zoning Overlay of record as Metro Ordinance No. BL-2007-1426, of record in the Metropolitan Clerk's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1004 Joseph Avenue , Nashville, Tennessee 37207**.

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; and we do covenant with the said GRANTEE(S) 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 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/our hand(s) this the 7th DAY OF NOVEMBER, 2014.

John L. Rigueur by Jonathan Reynolds attorney-in-fact
John L. Rigueur

Jonathan Reynolds
Jonathan M. Reynolds

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JONATHAN M. REYNOLDS, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of JOHN L. RIGUEUR, and who acknowledged he/she/they executed the same as the free act and deed of the said JOHN L. RIGUEUR.

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 7th of November, 2014.

Notary Public
My Commission Expires: 3/6/18
(SEAL)

LAURA MITCHELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212