BILL GARRETT, Davidson County
Trans:T20150060757 DEEDWARR
Recvd: 07/24/15 11:36 2 pgs
Fees:13.00 Taxes:251.60
20150724-0072814

THIS INSTRUMENT PREPARED BY:
Horizon Land Title, Inc.
1000 Pleasant Grove Place, Ste. 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER
Tom Muellenbach and
Connie Muellenbach
4000 Anderson Road, Unit 70
Nashville, TN 37217

MORTGAGEE

SEND TAX BILLS
Owner

MAP-PARCEL:
MAP 136 030A
PARCEL 070.00CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **James Kenneth Wilks Wright, unmarried** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **Tom Muellenbach and wife, Connie Muellenbach,** hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Wilson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being TOWNHOUSE No. 70, Building 10A on the plan of Phase 1 Condominium Townhouses Priest Lake Park, of record in Book 4460, page 88, register's Office for Davidson County, Tennessee.

Being the same property conveyed to James Kenneth Wilks Wright, unmarried by Quitclaim deed from Brad Warren and Brett Warren, dated March 5, 2012, filed of record March 6, 2012, of record in Instrument No. 20120306-0019563, Register's Office for Davidson County, Tennessee.

This property is not the principal residence of said grantor, nor is it the principal residence of any spouse of said grantor.

This conveyance is subject to all restrictions and easements of record, or which a visual inspection of the property would reveal, including restrictive covenants of record in Book 4651, page 412, Clarified in Book 4943, Page 692, amended in Book 4979, page 939, Book 5083, page 417, Book 5189, page 671, Instrument No. 20011025-0116633, Instrument No. 20050621-0071262, Instrument No. 20050817-0097909, Instrument No. 20060228-0022872, Instrument No. 20060228-0022873 and Instrument No. 20150709-0066742; Charter of Priest Lake Park Condominiums, Inc. in Book 4944, page 116, easements, covenants conditions and all matters and notes as shown on the plan of record in Plat Book 4460, Page 79, Register's Office, Davidson, County, Tennessee. Also see Boundary Plat in Plat Book 4460, page 79, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

Property Taxes for the current year have been agreed to by the parties and will be paid for by the Grantee.

This is improved property known as **4000 Anderson Road, Unit 70 Nashville, TN 37217.**

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 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 our hands this 23rd day of July, 2015.

James Kenneth Wilks Wright

James Kenneth Wilks Wright

STATE OF Tennessee
COUNTY OF Wilson

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

Witness my hand and official seal this 23rd day of July, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16

STATE OF Tennessee
COUNTY OF Wilson

The actual consideration or value, whichever is greater for this transfer is $68,000.00.

AFFIANT

Subscribed and sworn to before me this 23rd day of July, 2015.

NOTARY PUBLIC

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 1.5.16