

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $42,000.00. Ashley Reiss

Affiant

Subscribed and sworn to before me, this the 27th day of October, 2015.

Notary Public

My commission expires: 6-5-16

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Tom Muellenbach	New Owner	**147-02-0B-046.00**
1050 Walnut Bend Lane		
Brentwood, TN 37027		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James R. Watry and Catherina A. Watry, husband and wife

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tom Muellenbach and Connie Muellenbach, husband and wife

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Unit C-108, of Caldwell Court Condominiums created under Title 66, Chapter 27, Section 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 6188, Page 744, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Caldwell Court Condominiums set fort in Exhibit A-2 of said Master Deed for a more complete identification and description of such Unit.Being the same property conveyed to Richard H. Burbage by Warranty deed from Doris D. Amick, unmarried of record in Book 10056, page 221, Register's Office for Davidson County, Tennessee, dated May 17, 1996 and recorded on May 21, 1996.

Being the same property conveyed to James R. Watry, and spouse, Catherina A. Watry by Warranty deed from Christine H. Burbage, heir and administrator of Estate of Richard Hall Burbage, not married, of record in Instrument No. 20150303-0018436 Register's Office for Davidson County, Tennessee, dated March 03, 2015 and recorded on March 03, 2015.

See Affidavit of Heirship recorded in Instrument No. 20151028-0109575, said Register's Office.

Being also known as 550 Harding Place Unit C-108 Nashville, TN 37211.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 550 Harding Place Unit C-108, Nashville, TN 37211.

Davidson County DEEDWARR
Recvd: 10/28/15 10:24 3 pgs
Fees:18.00 Taxes:155.40
20151028-0109590

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 HANDS EFFECTIVE AS OF October 27, 2015:

James R. Watry

Catherina A. Watry

STATE OF TENNESSEE)
WILLIAMSON)
COUNTY OF 406 Janette Ave Goodlettsville TN 37072)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, James R. Watry and Catherina A. Watry, the within named Grantor(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, at office, this the 27th day of October, 2015.

My Commission Expires: 6-5-16

Notary Public

20151409R

DORA L. MOBLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY