BILL GARRETT, Davidson County
Trans:T20160023269 DEEDWARR
Recvd: 03/22/16 11:39 2 pgs
Fees:13.00 Taxes:2590.00
20160322-0027068

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is 700,000.00

Affiant

Subscribed and sworn to before me, this 18th day of March, 2016.

Notary Public

My commission expires: 9/11/17

STATE OF TENNESSEE NOTARY PUBLIC
MARK B. LEEDOM COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Tom Muellenbach **Connie Muellenbach**	**Wells Fargo Bank NA**	**10509042700**
837 Acklen Avenue	**PO Box 100515**	
Nashville, TN 37203	**Florence, SC 29502**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Wilco Real Estate, a Tennessee limited Liability Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Tom Muellenbach and Connie Muellenbach

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the easterly half of Lot No. 110 on the Waverly Land Company's Plan of Lots, called Waverly Place, as of record in Plat Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 110 fronts 50 feet on the southerly side fo Acklen Avenue, formerly Prospect Avenue, and runs back 250 feet to an alley and measures 38.7 feet thereon.

Being the same property conveyed to Wilco Real Estate, a Tennessee Limited Liability Company, from Henry Hill and wife, Mary E. Hill by Warranty Deed dated March 25, 2014 and of record in Instrument No 20140328-0025668, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Henry Hill and wife, Mary E. Hill from Cordelia Stockell, Thomas Stockell, Vhaness McHenry, Rosa M. Stockell and Donald and Juanita Stockell by Warranty Deed dated June 16, 1974 and of record in Book 4830, page 427, said Register's Office.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (____) property known as 837 Acklen Avenue, Nashville, TN 37203.

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 in 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 my/our hand(s) this 18th day of March, 2016.

Wilco Real Estate, LLC
By: Matthew Spencer
Its: Managing Member

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared **Matthew Spencer,** with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the forgoing instrument for the purpose therein contained and who further acknowledged that he is Managing Member of Wilco Real Estate, LLC and that he is authorized by Wilco Real Estate, LLC to execute this instrument on its behalf.

Witness my hand, at office, this 18th day of March, 2016.

Notary Public

My Commission Expires: 9/11/17

