BILL GARRETT, Davidson County
Trans: T20160040852 DEEDWARR
Recvd: 05/16/16 14:54 2 pgs
Fees: 13.00 Taxes: 540.20

20160516-0048780

Prepared By & Return To:
Gasser Law, PLLC
511 Enon Springs Road, East
Smyrna, TN 37167

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $146,000.00

Amber L Belk
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 12th DAY OF May, 2016

Megan Paulus
Notary Public
Commission Expires: ~~February 17, 2020~~ 8/20/19 MP

MEGAN PAULUS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-20-2019

Address of New Owner	Send Tax Bills To:	Map & Parcel
Amber L. Belk 260 Lake Chateau Drive Hermitage, TN 37076	SAME	MAP 097-08-0A PARCEL 100.00CO

WARRANTY DEED

FOR AND IN CONSDERATION 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 ACKNOWLEDGED, I/WE,

Stacey D. Muhs and Bradley A. Muhs, Husband and Wife

HEREINATER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Amber L. Belk, Unmarried

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

Land in Davidson County, Tennessee, being all of Apartment 4, Building S, on the Plan of Condominium Plat of Lake Chateau, as shown by plat appearing of record in Plat Book 6250, Pages 607, 608, 609, and 610, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said apartment.

Being the same property conveyed to Stacey D. Muhs and Bradley A. Muhs, Husband and Wife, by Warranty Deed dated June 30, 2008 from Melissa Dawn Raines, married, (f/k/a Melissa D. Brown), Unmarried, and filed of record in Instrument 20080701-0067709, Register's Office of Davidson County, Tennessee.

This property is subject to: County of Davidson taxes for the year 2016 and subsequent years; Master Deed and By-Laws as set forth in Book 6639, Page 468, and in Book 7367, Page 272; HOA Charter filed of record in Book 6870, Page 491; Assignment of Development Rights of record in Book 10836, Page 280; Easement to South Central Bell Telephone Company as shown of record in Book 6599, Page 291; Subject to all matters as set forth per Plat Book 6250, Page 607; Book 6250, Page 608; Book 6250, Page 609; Book 6250, Page 610; all in the Register's Office of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the following:

1. All applicable zoning ordinances
2. Utility, sewer, drainage, and other easements of record
3. All subdivision/condominium assessments, covenants, by-laws, restrictions, declarations and easements of record
4. All building restrictions
5. All other matters of public record

This is improved property known as: **260 LAKE CHATEAU DRIVE, HERMITAGE, TN 37076**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTOR, their heirs and assigns forever; and we so 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 taxes are pro-rated as of the date of closing and assumed by the Grantees herein; 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 uses, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Dated this 12th day of MAY, 2016.

STACEY D. MUHS

BRADLEY A. MUHS

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Stacey D. Muhs and Bradley A. Muhs with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Smyrna, Tennessee this 12th day of May 2016.

Notary Public
My Commission Expires: February 17, 2020

(Notary Seal)

CATHERINE S FRYE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD