WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160044960 DEEDWARR
Recvd: 05/27/16 10:54 2 pgs
Fees:13.00 Taxes:148.00
20160527-0053592

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$40,000.00
Connie Muellenbach, Tom
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
23rd DAY OF May, 2016
NOTARY PUBLIC
MY COMMISSION EXPIRES: 2.25.19
(AFFIX SEAL)

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Athens Title & Escrow LLC, 5115 Maryland Way Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP 147
Connie Muellenbach 550 Harding Pl Unit C-124 Nashville, Tennessee 37211	~~Same~~ owner 837 Acklen Ave Nashville TN 37203	GROUP 02 0B PARCEL 062.00

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 acknowledged, we,

Marilyn M Hahn and John M Hahn

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Connie Muellenbach and husband, Tom 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:

Being Unit C-124 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 forth in Exhibit A-2 of said Master Deed for a more complete description of this Unit.

Being the same property conveyed to Marilyn M Hahn and John M Hahn by deed from John M. Hahn Sr., and wife Martha Ann Hahn dated December 13, 1999 and recorded in Instrument No. 19991228-0307301 said Register's Office.

This property has never been the residence of the grantor at any time, Grantor warrants that she has never lived in the subject property as a married person and that the subject property is not subject to any marital rights therein.

CM / TM Grantee, by acceptance of this deed, hereby joins in and accepts, and agrees to the bound by the foregoing instrument creating Caldwell Court Condominiums and Caldwell Court Condominium Association, Inc., Grantee further agrees hereby to pay all assessments, whether special or general, which are levied by Caldwell Court Condominium Association, Inc., in connection with Caldwell Court Condominiums. Grantee specifically consents to the terms and conditions of Paragraph 8 of the Master Deed providing for the retention of a lien in favor of the Association to secure the payment of all such assessments and a power of sale to enforce the assessment lien.

This conveyance is made subject to the following:

1) 2016 taxes and subsequent years.
2) Subject to Master Deed of record in Book 5188, page 744, said Register Office.
3) Any and all restrictions, conditions, and easements of record.

This is improved property known as **550 Harding Pl Unit C-124, Nashville, Tennessee 37211**.

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 my hand and official seal at office this 23rd day of May, 2016.

Marilyn M Hahn

Marilyn M Hahn

John M Hahn

John M Hahn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Marilyn M Hahn and John M Hahn, with whom I am personally acquainted, (or who 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 23rd day of May, 2016.

NOTARY PUBLIC

My Commission Expires: February 25, 2019

JAMES C SMITH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

PLEASE RETURN TO:
Athens Title & Escrow LLC
5115 Maryland Way
Brentwood, Tennessee 37027