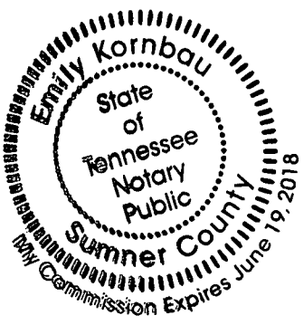
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, $290,000.00.

Affiant

Subscribed and sworn to before me this 20th day of June, 2016

Notary Public
My Commission expires: 6/19/18
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Elizabeth Cunningham	New owner	083-07-0-291.00
625 Shady Lane		
Nashville, TN 37206		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Gregory Scott Muller**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Elizabeth Cunningham, an unmarried woman**, her heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 95 on the Map of Rolling Acres, as of record in Book 1130, Page 34, Register's Office for said County.

Said Lot No. 95 fronts 70 feet on the northeasterly side of Shady Lane and runs back between lines, 244.8 feet on the northwesterly line and 279.4 feet on the southeasterly line, to dead line in the rear, which is a broken line, on which it measures 105 feet.

Being the same property conveyed to Ronald B. Muller and wife, Delores C. Muller from Frank W. Muller and wife, Janice C. Muller by Warranty Deed on July 8, 1965, of record in Book 3910, Page 448, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Delores Jean Cook Muller from Ronald Barry Muller by Final Decree of Divorce on October 15, 1975, of record in Book 5794, Page 523, Register's Office for Davidson County, Tennessee. Further conveyed to Gregory Scott Muller and with Jeffrey Wayne Muller retaining a life estate by the Last Will and Testament of Delores Jean Cook Muller, of record in Instrument Number 20080111-0003611, Register's Office for Davidson County, Tennessee. Jeffrey Wayne Muller having since died on November 26, 2006.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2016 and subsequent years a lien, but not yet due and payable.
- Subject to all matters as shown on the Plan of record in plat Book 1130, Page 34, Register's Office for Davidson County, Tennessee.

This is improved property known as: **625 Shady Lane, Nashville, TN 37206**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

BILL GARRETT, Davidson County
Trans:T20160057696 DEEDWARR
Recvd: 07/07/16 09:04 2 pgs
Fees:13.00 Taxes:1073.00
20160707-0069365

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 June 30, 2016.

Gregory Scott Muller

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Gregory Scott Muller** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this June 30, 2016

Notary Public

My commission expires 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY