G-28855-3

Box 14

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160076079 DEEDWARR
Recvd: 08/31/16 09:56 2 pgs
Fees:13.00 Taxes:647.50
20160831-0091229

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is **$175,000.00**.

Affiant

Subscribed and sworn to before me, this the 30th day of August, 2016.

Notary Public

My commission expires: 5-8-18
(AFFIX SEAL)

ANNA AGEE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Thomas E. Holleran and Doris Jane Holleran	**"New Owners"**	**Map 064-12-0-A Parcel 526.00co**
526 Knapp Farm Drive		
Hermitage, TN 37076		

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

Sepal I. Mooneyham, unmarried, and Carolyn Regena Mueller, married, as joint tenants with right of survivorship

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

Thomas E. Holleran and wife, Doris Jane Holleran

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 Unit No. 526 on the Plan of Fox Run Second Revision-Part of Section 2 and First Revision-Part of Section I, Condominium Apartments, of record in Plat Book 6250, page 118, said Register's Office, to which plan reference is made for a more complete description, together with the appurenant interest in the common elements of Fox Run (Section Two), a Horizontal Property Regime established by Master Deed of record in Book 5535, page 713, corrected in Book 5895, page 516, Book 5936, page 301, and amended in Book 6370, page 817, said Register's Office.

BEING the same property conveyed to Gordan L. Mooneyham and wife, Sepal I. Mooneyham by Deed from Robert W. Hailey and wife, Jo M. Hailey, dated July 6, 1995, of record in Book 9726, Page 576,as re-recorded in Book 9732, page 775, Register's Office for Davidson County, Tennessee. Gordon L. Mooneyham died on December 26, 2003 and the property was vested in Sepal I. Mooneyham, as the surviving tenant by the entirety. The property was quitclaimed to Sepal I. Mooneyham and Carolyn Regina (sic) Mueller, as joint tenants with right of survivorship by Quitclaim Deed from Sepal I. Mooneyham, dated March 19, 2004, of record in Instrument No. 20040322-0031892, Register's Office for Davidson County, Tennessee. The said Carolyn Regina Mueller and the undersigned Carolyn Regena Mueller being one and the same person.

PURSUANT to Order of the Seventh Circuit Court of Davidson County Probate Division filed August 26, 2016, Docket No. 09-P25, Gary L. Mueller and Carolyn Regena Mueller were named Conservator of Sepal I. Mooneyham and empowered with the right and authority to sell the said property.

THE HEREIN DESCRIBED PROPERTY IS NOT NOW NOR EVER HAS BEEN THE PRINCIPAL PLACE OF RESIDENCE OF CAROLYN REGENA MUELLER OR HER SPOUSE.

THE conveyance subject to the following:
(1)The Plan of record in Book 6250, Page 118, said Register's Office, shows an Owner's Certificate, and is subject to all matters as set forth therein. (2) The Premises herein insured is a condominium apartment established pursuant to all the provisions of the Tennessee "Horizontal Property Act" as the same is set out in Section 66-27-101 et seq. of the Tennessee Code Annotated, and is subject to the provisions and requirements thereof; and is subject to the By-Laws for the administration thereof; also subject to easements, rights and interest in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed establishing a Horizontal Property Regime

of Fox Run Condominiums, of record in Book 4956, page 282, Book 5535, page 713, corrected in Book 5895, page 516, Book 5936, page 301, amended in Book 6370, page 817, Book 8510, page 92, and in Book 8510, page 95, said Register's Office. (3) By-Laws of Fox Run Homeowners' Association, Inc. of record in Book 4956, page 590, amended in Book 5174, page 609, Book 5548, page 852, Book 5564, page 582, Book 5896, page 1, Book 8510, page 100 and amended and restated in Instrument No. 2012062-00053936, Register's Office for Davidson County, Tennessee. (4) Charter of Fox Run Homeowner's Association, Inc. of record in Book 5208, page 188, Register's Office for Davidson County, Tennessee. (5) Easement as set out in Book 8035, page 646, Register's Office for Davidson County, Tennessee. (6) 2016 Taxes, a lien not yet due and payable, which have been prorated and assumed by Grantees herein

This is improved property, known as **526 Knapp Farm 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 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/our hand(s) this **30th** day of **August, 2016.**

Sepal I. Mooneyham by Gary L. Mueller as Conservator for Sepal I. Mooneyham

Sepal I. Mooneyham By Gary L. Mueller as Conservator for Sepal I. Mooneyham

Sepal I Mooneyham by Carolyn Regena as conservator for Sepal I Mooneyham

Sepal I. Mooneyham By Carolyn Regena Mueller as Conservator for Sepal I. Mooneyham

Carolyn Regena Mueller

Carolyn Regena Mueller

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Carolyn Regena Mueller,** the within named seller, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, the within named **Gary L. Mueller and Carolyn Regena Mueller,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon their several oaths, acknowledged themselves to jointly be the Conservator for **Sepal I. Mooneyham,** and that they as such Conservator executed the foregoing instrument on behalf of and as the personal act and deed of the said **Sepal I. Mooneyham** for the purpose therein contained, by signing the name of **Sepal I. Mooneyham** by themselves as Conservator.

Witness my hand and official seal at Nashville, Tennessee, this **30th** day of **August, 2016.**

Notary Public

My Commission Expires: 7-3-17

HOUSTON W. HOWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-03-2017