PREPARED BY (AND RETURN TO):

Wilkins & Ivey, Attys.

Attorneys at Law
Woodmont Centre, Suite 100
104 Woodmont Blvd.
Nashville, TN 37205
Phone (615) 298-3312 - Fax (615) 292-8746
Email

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

BILL GARRETT, Davidson County
Trans:T20160083792 DEEDWARR
Recvd: 09/23/16 13:59 2 pgs
Fees:13.00 Taxes:1128.50
20160923-0100561

W & I Ref: (DM) Title No.: 58544
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Ryan J. Mueller Kristy C. Kaul 853 S. Douglas Avenue Nashville, TN 37204	New Owner

TAX MAP PARCEL NUMBERS: 105140A02800CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$305,000.00**, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Liza Weavind and Stephen Stenhouse, wife and husband**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Ryan J. Mueller, unmarried and Kristy C. Kaul, unmarried, as joint tenants with right of survivorship,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Unit 853 on the Plan of Waverly Place II, Townhomes, shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040909-0109214. Register's Office for said County, to which Plan reference is hereby made for a more complete description.

Being the same property conveyed to Liza Weavind and Stephen Stenhouse by Warranty Deed from Krystal Alana Allison, unmarried, dated October 12, 2010 and recorded on October 13, 2010 of record in Instrument No. 20101013-0081987, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to (or by reference to) the recorded subdivision Plan.

This conveyance is subject to: Taxes for 2016, and subsequent years; The Plan, with Owner's Certificate, of record shown as Exhibit "C" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040909-0109214, said Register's Office, which Plan shows a minimum building setback line and easement to which Plan reference is hereby made for a more complete description. Agreement for Easement for sanitary sewers and/or storm drainage, water mains, pumps and appurtenances to the Metropolitan Government of Nashville and Davidson County, Tennessee of record in Instrument No. 20040910-0109386 and Instrument No. 20040910-0109387, said Register's Office. The Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20040909-0109214, Register's Office, which sets forth assessments, liens and other matters, to which Declaration reference is hereby made for more particulars.

This is improved property, known as 853 S Douglas Avenue, Nashville, TN 37204

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 20th day of September, 2016.

Liza Weavind **Stephen Stenhouse**

State of Tennessee

County of Davidson

On this 20th day of September, 2016, before me the undersigned authority, personally appeared Liza Weavind and Stephen Stenhouse, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 1-8-2019

Notary

My Commission Expires: _____

State of Tennessee

County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consider or value, whichever is greater, for this transfer is: $305,000.00.

Affiant

Sworn and subscribed before me this 20th day of September, 2016.

Notary

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

MY COMMISSION EXPIRES SEPTEMBER 10, 2018