BOX #14

G#28983-2

WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20160100722 DEEDWARR
Recvd: 11/15/16 11:42 2 pgs
Fees:13.00 Taxes:1406.00
20161115-0120294

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is **$380,000.00.**

Affiant

Subscribed and sworn to before me, this the 10th day of November, 2016.

Notary Public

My commission expires: March 19, 2019
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 Hayden Muller **Debra Lynn Muller**	**Tom Muller**	**180040B14900CO**
3141 Brookview Forest Drive	**914 Carrick Bend Circle, Apt 101**	
Nashville, TN 37211	**Naples, FL 34110**	

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,

Lydia Elder and husband, Darren Elder

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

Thomas Hayden Muller and Debra Lynn Muller, husband and wife

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 Lot No. 60 on the Final Plat of Brookview Forest, Phase V, a Planned Unit Development, of record in Instrument No. 20090309-0021109, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same conveyed to Lydia Elder and husband, Darren Elder, by Warranty Deed dated August 28, 2012, from Drees Premier Homes, Inc., of record in Instrument No. 20121010-0092844, Register's Office for Davidson County, Tennessee.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters shown on the Plan of record in Instrument No. 20090309-0021109, Register's Office for Davidson County, Tennessee;

2) All matters on the Plan of record in Book 421, Page 146, Register's Office for Davidson County, Tennessee;

3) Easement for 40 foot Right-of-Way as stated in the Deed of record in Book 8404, Page 676, Register's Office for Davidson County, Tennessee;

4) Declaration of Covenants, Conditions and Restrictions, Reservation of Easement and Bylaws for Brookview Forest Subdivision, of record in Instrument No. 20030829-0125803 and amended in Instrument No. 20050505-0050962, Register's Office for Davidson County, Tennessee;

5) Amended Charter of Brookview Forest Homeowners Association, Inc., of record in Instrument No. 20030918-0138293, Register's Office for Davidson County, Tennessee;

6) Stormwater Drainage Detention Agreement of record in Instrument No. 20060104-0001198, Register's Office for Davidson County, Tennessee;

7) Drainage Easement and Maintenance Agreement for Detention Facilities of record in Instrument No. 20070323-0035374, said Register's Office;

8) Dedication of Common Areas to Brookview Forest Homeowners Association, Inc., of record in Instrument No. 20111117-0090032, said Register's Office; and,

9) Taxes for the current year which have been prorated and were paid by the Grantors herein and the subsequent years, not yet due and payable.

This is improved property, known as: **3141 Brookview Forest Drive, Nashville, TN 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 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 **10th** day of **November, 2016.**

Lydia Elder

Darren Elder

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Lydia Elder and husband, Darren Elder,** the within named sellers, 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 Nashville, Tennessee, this **10th** day of **November, 2016.**

Notary Public

JOHN T. COOK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2/13/17