NEW OWNER:

Kristen Mueller
2137 B 14th Ave N.
Nashville, TN 37208

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Avenue
Lebanon, TN 37087

SEND TAX BILLS TO:

New Owner

FILE NO: 16-1085

Part of Map 081 Group 03-0 Parcel 123.00

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20160110347 DEEDWARR
Recvd: 12/15/16 13:09 3 pgs
Fees:18.00 Taxes:987.90
20161215-0131672

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Sixty-Seven Thousand and 00/100 Dollars ($267,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **TBC DEVELOPMENT, LLC, a Tennessee limited liability company,** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **KRISTEN MUELLER, A SINGLE WOMAN** ("Grantee"), her successors and assigns, forever, the following tract or parcel of land, situated and lying in **Davidson County**, Tennessee, bound and described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit "B," on the HOrizontal Property Regime for Homes at 2137 14th Avenue North, as established in the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20160210-0012823, Register's Office for Davidson County, Tennessee, to all of which reference is here by made for a more complete description..

BEING the same property conveyed to TBC Development, LLC, a Tennessee Limited Liability Company, by Warranty Deed from Mohab Khamis, a married man and Malak Salama, a married man, dated December 21, 2015, and of record in Instrument No. 20151223-0129298, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 2137 B 14th Ave N., Nashville, Tennessee 37208.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with deed.

PROPERTY TAXES for the current year shall be prorated.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 13th day of **December, 2016**.

TBC DEVELOPMENT, LLC

By: _____

JAMES M. BEACH, Member

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, JAMES MA. BEACH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that **he** is MEMBER of, TBC DEVELOPMENT, LLC the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 13th day of **December, 2016**.

_____

NOTARY PUBLIC

My commission expires: 11-5-18

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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The actual consideration or value, whichever is greater, for this transfer is $ **267,000.00** .

AFFIANT

Sworn to and subscribed to before me this 13th day of **December, 2016.**

NOTARY PUBLIC

My commission expires: 9/7/2020

KENDALL CONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 09-07-2020