Davidson County DEEDWARR
Recvd: 02/23/17 15:07 3 pgs
Fees:18.00 Taxes:636.40
20170223-0018337

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

JACKIE MALONE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $172,000.00.

Affiant

Subscribed and sworn to before me, this 23rd day of February, 2017.

Notary Public
My commission expires: 04.03.2020

06-1701-76638

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Robinson Muller 2308 Crescent Valley Place Hermitage TN 37076	Primary Residential Mtg 1480 North 2200 West Salt Lake City, UT 84116	064-16-0-D-140.00-CO

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Martha L. Charmoli, Individually and as Trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008 and George Philip Charmoli, Trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Robinson Muller, an unmarried man, and Craig Muller, a married man, as Tenants in Common**, hereinafter called the Grantees, their successors 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. 163, on the Plan of Section Three, Truxton Park, of record in Instrument No. 20011024-0016272, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Martha L. Charmoli, married by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation, dated March 26, 2002, recorded April 4, 2002, of record in Instrument No. 20020404-0041410, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Martha L. Charmoli and George Philip Charmoli, Trustees or their successors in trust, under the Martha L. Charmoli Revocable Trust, dated July 11, 2008, and any amendments thereto by Quitclaim Deed from Martha L. Charmoli, dated April 22, 2013, recorded July 1, 2013, of record in Instrument No. 20130701-0067196, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 2308 Crescent Valley Place, 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, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever

defend the title to said land to 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 our hand this 22nd day of February, 2017.

Martha L. Charmoli, Individually and as Trustee

George Philip Charmoli, Trustee

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, **Martha L. Charmoli,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Louisville, Kentucky, this 22nd day of February 2017.

Notary Public at Large

My commission expires: October 15, 2020

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named , **Martha L. Charmoli, trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Louisville, Kentucky, this 22nd day of February 2017.

Notary Public at Large

My commission expires: October 15, 2020

STATE OF KENTUCKY
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **George Philip Charmoli, Trustee under the Martha L. Charmoli Revocable Trust, dated July 11, 2008,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal at Louisville, Kentucky, this 22nd day of February 2017.

Notary Public at Large

My commission expires: October 15, 2020

TRUE COPY CERTIFICATION

I, Cheri Bayer, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Cheri Bayer

State of Tennessee

County of Wilson

Personally appeared before me, Jackie Malone, a notary public for this county and state, Cheri Bayer, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Malone

My commission expires: 04-03-2020

Notary Seal:

